

Mid Devon SHLAA 2014

New Sites/Larger Sites/Reconsidered Sites

A number of updates were made to the SHLAA Site Appraisals documents after they had been put before the SHLAA panel during meetings in 2013 and 2014. These amendments, though not relevant to every document, included changes to:

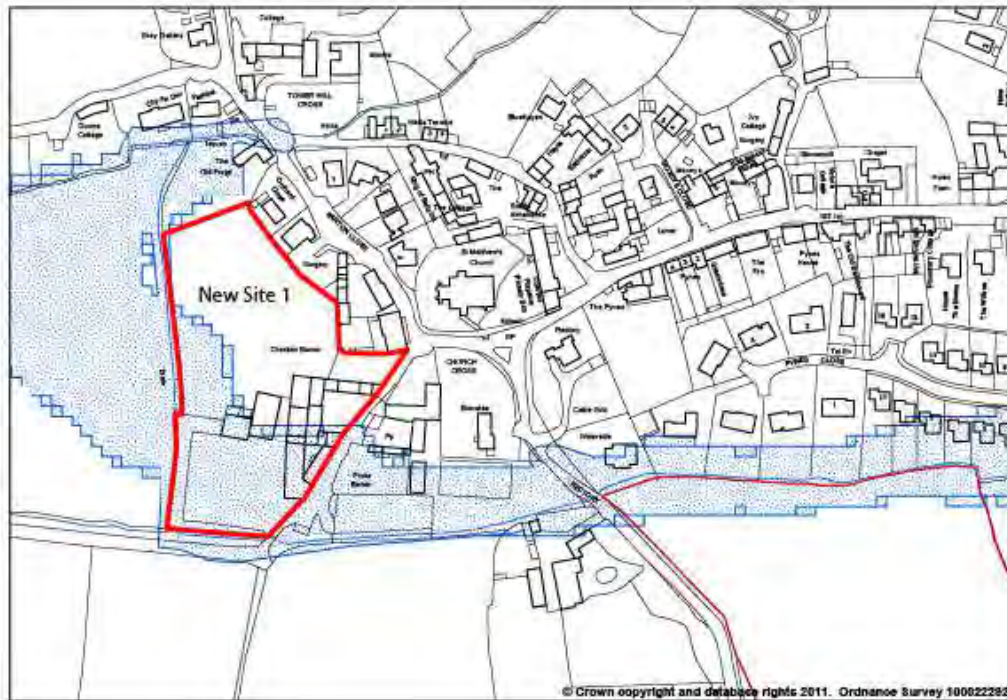
- Correct inaccuracies within the text*
- Add missing information or to clarify a comment*
- Add updates presented on the day of the panel meeting*
- Include findings of additional desktop research as requested by a panel member*
- Add further comments made by officers as part of the appraisal process*

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New Sites

Settlement: Cheriton Fitzpaine
Site Reference & Name: New Site 1, Poole Barton
Allocation Reference: N/a



Parish: Cheriton Fitzpaine

Site Area: 1.2 ha

Max yield: 26 (having excluded land within flood zones 2 and 3)

Min yield: 16 (having excluded land within flood zones 2 and 3)

Site description

The site is located on the south west edge of the village of Cheriton Fitzpaine, which is approximately 9 miles south-west of Tiverton. The site comprises part of a farm complex, involving a variety of outbuildings, barns, informal parking area and a field (used for pasture). The age of the buildings varies, some are clearly post-war, but others may be older. The condition of the outbuildings varies, but many are in an unsatisfactory state. All buildings on the site fall within the conservation area. To the south and west are fields which rise up and overlook the site, it being in a shallow dip in the land. Adjacent to the site on the north east boundary is the relatively recent doctors surgery and a number of other residential properties. The landowner has stated access could be through doctors surgery car park, with land swap taking place (landowners granted land for surgery to be built recently).

Stage A - Site Suitability

Strategic Policy

Under existing planning policy Cheriton Fitzpaine is a designated village. Part of the site is outside the existing settlement limit.

Biodiversity and Heritage

A number of the buildings within the site fall within the Cheriton Fitzpaine Conservation Area. Poole Barton, lying immediately on the east side of the SW-NE lane is a grade II* listed building and dates from the 15th/16th century. The grade I, Church of St Matthew, sits to the immediate north east of the site. Any development here could have a large impact on these heritage designations. No European wildlife sites or SSSI designations.

Flood Risk

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered to and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council SuDS Guidance for more information.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies on the western edge of the historic core of the village and adjacent to Cheriton Barton any development here has the potential to expose archaeological deposits with the medieval and post-

medieval settlement at Cheriton Fitzpaine. Any development here should be conditional upon a programme of archaeological mitigation being implemented through an appropriately worded condition on any consent that may be granted by the Local Planning Authority.

Impact on Biodiversity

No designations. The site contains a range of old outbuildings which can be used by a variety of protected species such as barn owls. There are hedgerows on the western side of the site which can also be a haven for wildlife.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Part of the site is already developed, however many of these buildings are historic and agricultural in nature and play a role as part of the local landscape. View from the south are short, as the elevated fields screen the site. View to the west are much longer. Landscape character could be affected by insensitive development in this location.

Air Quality

No issues.

Land Status

Part of the site is developed. The remainder is grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations

Highway Access

Roads are narrow and access from outside of bend with substandard visibilities, necessary land is outside of the site boundary. Site is an existing farm and will have a traffic generation. Survey data of farm movements and transport statement would be required . Development should be limited to equivalent movements.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited services not considered of a sustainable frequency.

Stage B – Social and other considerations

Access to services/facilities

Cheriton Fitzpaine has a school, shop, pub, daily transport service, doctors, mobile library, village hall and post office.

Constraints to Delivery

Flooding and heritage context. Access via the doctor's surgery would need to be negotiated.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

No significant issues, home to schools transport to secondary school would need to be mitigated.

Compatibility and density

Any residential development would need to be compatible with the local heritage context. Density is low, being part of the historic core of the settlement with large detached properties such as the adjacent Poole Barton farmhouse and Cheriton Barton house. Density would need to be low.

Site Availability

Is the site immediately available for development?

Not stated

Soonest date available (if currently unavailable):

Not stated

Is it currently being marketed:

Not stated

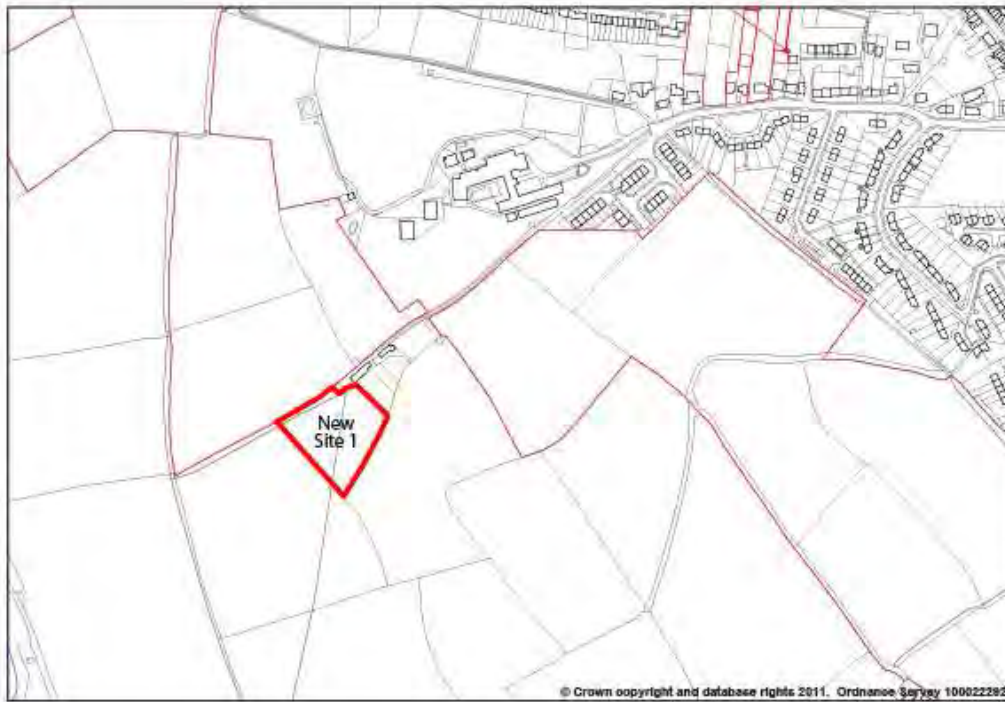
Landowners estimated development time:

Not stated

Settlement: Crediton

Site Reference & Name: New Site 1, Land off Park Lane

Allocation Reference: N/a



Parish: Crediton
Site Area: 0.57ha
Max yield: 23
Min yield: 14

Site description

Site is located on the southern side of Crediton and consists of part of a field. The site is not adjacent to the existing part of the settlement, being somewhat divorced from the nearest buildings – the Lower School or Barn Park being the nearest built areas. The site is accessed via a long private drive which is also part of the public right of way network. The site is adjacent to a pre-20th century (possibly much earlier) house with historic character. This is a sloping site, with the highest point being in the northern corner, sloping south away from the house. The site is crossed by two public rights of way. There are wide views out to the south and west. It is bounded by hedgerows.

Stage A – Site Suitability

Strategic Policy

The site is located on the outskirts of Crediton, but outside the existing settlement limit.

Biodiversity and Heritage Designations

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. No flood risk issues that DCC Flood Risk Management are aware of.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of archaeological potential where prehistoric and later archaeological sites are recorded in the Historic Environment Record. Any development here should be conditional upon a programme of archaeological mitigation being implemented through an appropriately worded condition on any consent that may be granted by the Local Planning Authority.

Impact on Biodiversity

No designations. The site is bounded by hedgerows which can be a haven for wildlife.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. This site, being separated from the built edge of the settlement, has a distinctly rural feel. The site offers wide views out to the south and west of strongly undulating countryside. With only one house on the site at present, surrounded by a predominantly agricultural landscape, additional housing development in this location will result in a large change in character.

Air Quality

Site will have an impact on the Crediton Air Quality Management Area and will require mitigation.

Land Status

Grade 2 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

The site falls within Zone 3 of a Source Protection Zone.

Stage B – Transport considerations**Highway Access**

The site is located at the end of a footpath and is not of a standard suitable for adoption, site should be limited to 2 dwellings allowing 3 off a private drive. Site encompasses the footpath and this will need to be maintained or diverted. Surrounding highway network has challenging junctions in terms of capacity and alignment e.g. Barnfield and Park street; Union Terrace and Union road. Significant development would need to be justified through junction analysis.

Infrastructure Capacity

No comments.

Access to Public Transport

Adequate bus provision available.

Stage B – Social and other considerations**Access to services/facilities**

Crediton has a wide range of services and facilities. The Lower School is within a short distance of the site.

Constraints to Delivery

Two public footpaths cut through the site. Sloping site.

Open Space and Recreation

Development of the site will impact on the public rights of way network.

Loss of Employment Land

No loss.

Education infrastructure

Contributions required to support expansion of primary provision currently at capacity.

Compatibility and density

No compatibility concerns. Only one adjacent house so it is therefore difficult to benchmark an acceptable density. Would likely need to be low given rural location and access limitations.

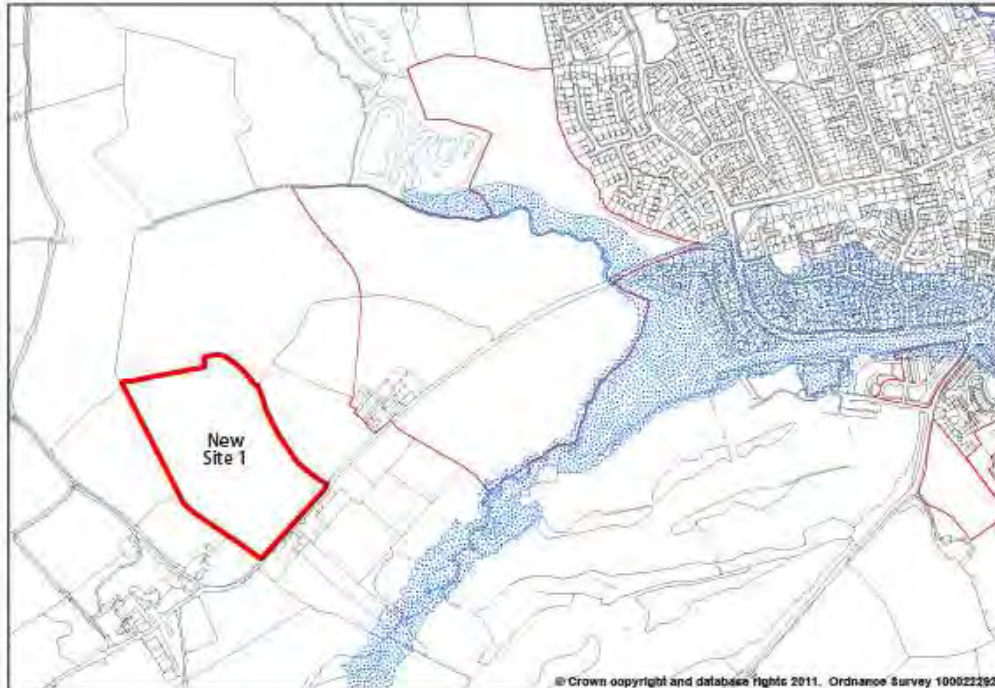
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	1 year

Settlement: Cullompton

Site Reference & Name: New Site 1, Part OS Enclosure 7031 Colebrooke

Allocation Reference: N/a



Parish: Cullompton

Site Area: 5.1ha

Max yield: 153

Min yield: 92

Site description

This site is situated to the south west of Cullompton. The site is isolated from the settlement, being situated over half a kilometre from the built up edge of the town. The site comprises part of a large field in arable usage. The site is adjacent to a historic farm building, 'Fulfords', which though not listed, has character, and is one of a number of historic buildings situated along the lane (such as Colebrooke Court a short distance to the west). The site is very elevated and rises from the lane to the north. There are low hedge boundaries.

Stage A - Site Suitability

Strategic Policy

The site lies to the south west of Cullompton, outside the existing settlement limit and divorced from the town.

Biodiversity and Heritage

Listed buildings of Colebrooke Court and Fairfield House (both grade II) lie to the south west of the site (over 100m along the lane). No European wildlife sites or SSSI designations.

Flood Risk

No flood risk issues within the site boundary to be aware of.

Stage B – Environmental Considerations.

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site is known to contain a possible prehistoric funerary monument, identified through aerial photography, and it is likely to contain other associated archaeological and artefactual material associated with the known prehistoric activity within the site and in the surrounding landscape. The Historic Environment Team would therefore advise, in accordance with the NPPF, that any planning application for development here should be supported by an appropriate programme of archaeological investigation to allow the significance of any heritage assets within the site to be understood, and to allow the impact of any development upon them to be determined and implemented either in advance of or during construction work.

Impact on Biodiversity

No designations. The site is bounded by hedgerows which can be a haven for wildlife.

Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site does sit on the boundary of the

'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is elevated and very high at its northerly point. View into the site and from within it far reaching. The character of the surrounding area is rural, though parts of Cullompton are visible in the distance. There is little adjacent housing against which to mitigate impact. Development of the site would have a large visual and landscape impact on the surrounding area which is almost exclusively agricultural steeply rolling land.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Land Status

Grade 2 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable.

Stage B - Transport Considerations

Highway Access

Site lies on Colebrook Lane where it is substandard in terms of width alignment and visibilities and is unsuitable for the level of development. The site is remote from facilities and is considered unsustainable and should not be included in the land supply.

Infrastructure Capacity

Junction 28 currently suffers from congestion in the peak periods, and new development within Cullompton is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in the attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.

Access to Public Transport

Bus provision outside walking distance recommended, along road with substandard width and no footways or lighting.

Pedestrian and Cycle Links

DCC comments

Social and Other Considerations**Access to services/facilities**

Cullompton has a range of services and facilities.

Constraints to Delivery

The access road has limited capacity. Sloping site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early years provision in the town which will be exacerbated but further development.

Compatibility and density

Very little adjacent housing against which to benchmark density. Rural location suggests low only as appropriate.

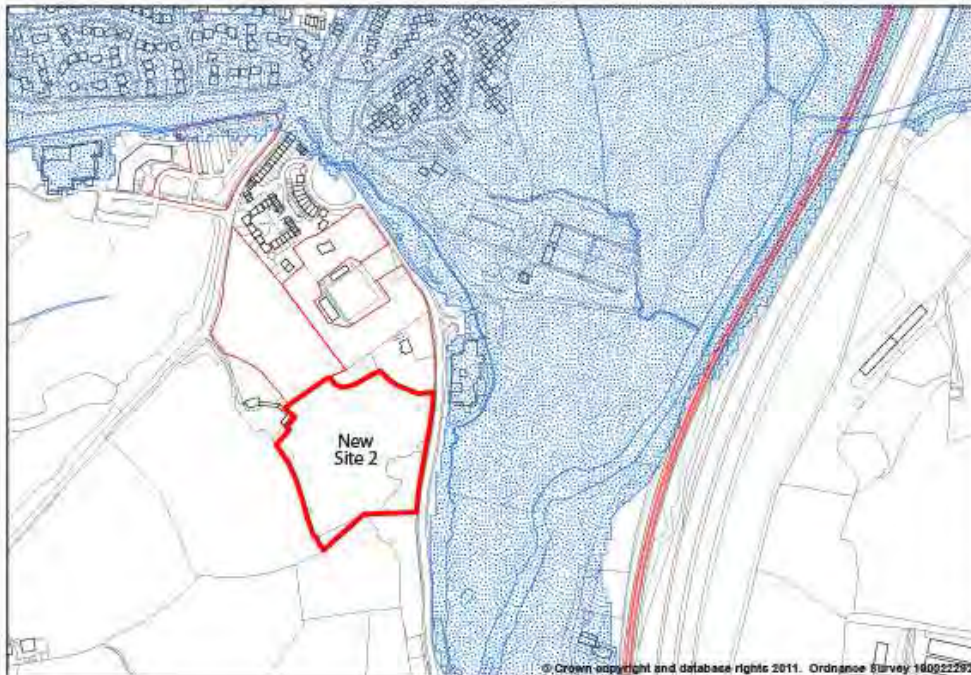
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	2 years

Settlement: Cullompton

Site Reference & Name: New Site 2, Padbrook Hill

Allocation Reference: N/a



Parish: Cullompton

Site Area: 1.89ha

Max yield: 76

Min yield: 45

Site description

Site is located on the south side of Cullompton, off the B3181. The site is currently a little divorced from the settlement, though it is adjacent to an allocated site of which it could be seen as an extension. The site is very steep, and rises sharply further away from the road. The site is enclosed by high hedgerows and lots of trees. The site was considered as a potential employment allocation in the recent Local Plan consultation.

Site Suitability

Stage A

Strategic Policy

The site sits adjacent but outside the existing settlement limit for Cullompton.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

No flood risk issues within the site boundary to be aware of.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential with regard to known prehistoric and Roman activity in the vicinity. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

Impact on Biodiversity

The area to the east of the B3181 is potentially a priority habitat being floodplain grazing marsh where there have been reports of otters. A small part in the south of the site is a Deciduous Woodland Priority Habitat. The site itself has high hedges and many trees and could be a haven for wildlife.

Impact on Landscape Character

This site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture.

Minerals Resources

Not applicable.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Land Status

Grade 3 agricultural land.

Source Protection Zone

Not applicable.

Stage B – Transport Considerations**Highway Access**

The site is steep and topography would limit the numbers and site would require TRO to relocate speed limit and current location would require splays which would fall outside the control of the site which is unacceptable. Current planned junction improvements to junction 28 will cater for current allocated site and any additional development would provide for concerns over capacity.

Infrastructure Capacity

Junction 28 currently suffers from congestion in the peak periods, and new development within Cullompton is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

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Access to Public Transport

Bus provision within walking distance of site.

Stage B - Social and Other Considerations**Access to services/facilities**

Cullompton has a range of services and facilities.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss, though this site was included within the Local Plan Options Consultation (Jan-March 2014) as a potential employment site.

Constraints to Delivery

The south east corner of the site is potentially contaminated land related to historic quarrying. Very steep site.

Education infrastructure

Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early years provision in the town which will be exacerbated but further development.

Compatibility and density

Only housing adjacent is low density large detached properties. Low/medium density likely to be most appropriate. No compatibility concerns.

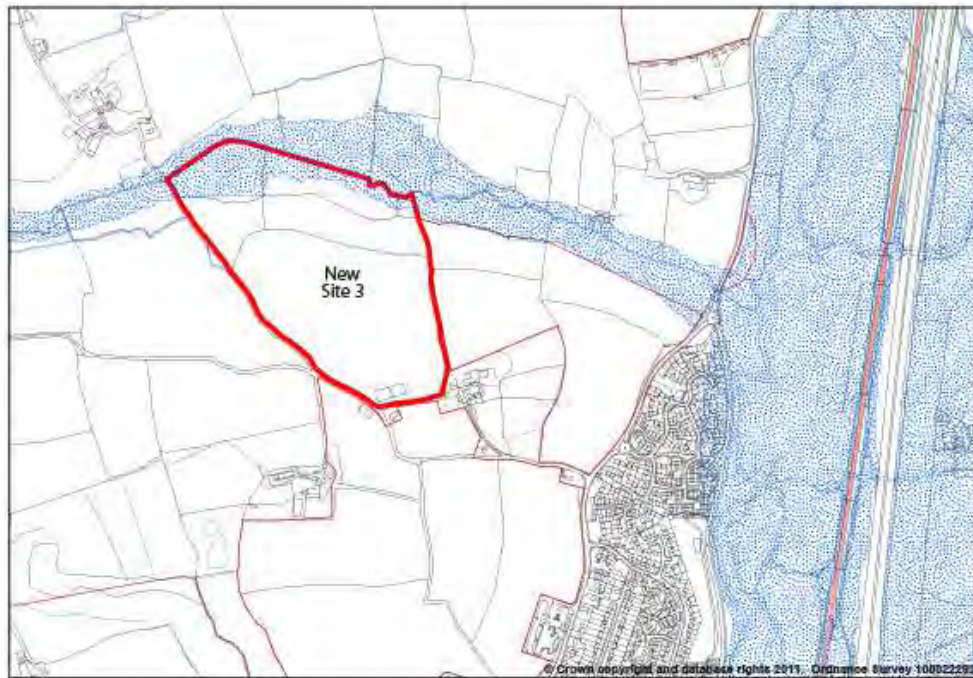
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	2 years

Settlement: Cullompton

Site Reference & Name: New Site 3, 'Emmett Land'

Allocation Reference: N/a



Parish: Cullompton

Site Area: 18.6 ha

Max yield: 474 (having excluded land in flood zones 2 and 3)

Min yield: 284 (having excluded land in flood zones 2 and 3)

Site description

This site lies to the north-west of Cullompton. It is currently in agricultural use (arable). It is currently separated from the built environment of Cullompton, however the sites eastern boundary borders land which forms part of the NW Cullompton allocation. As such, this site could be a potential extension to this allocation. The site comprises a large field bounded by hedgerows, with a farmhouse adjacent on the south-east boundary, whilst other isolated buildings are visible to the north. This is an elevated site, with the land sloping down towards the north. The site is currently accessed via Rull Lane which runs along the southern boundary.

Stage A - Site Suitability

Strategic Policy

The site lies adjacent to allocated, but undeveloped parts of Cullompton. It is outside the current settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

2.8 ha along the northern edge falls within flood zones 2 and 3, which is associated with a watercourse which runs west-east to the north of the site. Rull Leat, another smaller watercourse, runs through the site on a west-east axis. A flood risk assessment may be needed to understand the impact of developing this site.

An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary. The Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of high archaeological potential with the Historic Environment Record indicating potential Roman activity within the proposed development site as well as there being evidence of prehistoric activity in the surrounding landscape. In accordance with the NPPF any planning application for development here should be supported by an appropriate programme of archaeological work to allow the significance of

any below-ground heritage assets with an archaeological interest to be understood along with the potential impact of any development upon them. This would allow any mitigation that may be required to be implemented in advance of construction.

Impact on Biodiversity

No designations. There are a large number of immature trees across part of the site which could harbour a variety of biodiversity.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. This is an elevated site within the local landscape, which in this vicinity rises to the point where the site is located, with the field sloping down to the north from the south-east which is the highest point. The landscape is undulating and only isolated dwellings are visible, most being located in the northerly direction. Modern development or parts of Cullompton are not currently visible from the site, though this may change once the allocated site of NW Cullompton begins to be built out. Within the current context development of this site would result in a large landscape impact, particularly when viewed from the north.

Minerals Resources

Not applicable.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Land Status

Grade 1 agricultural land – 5ha at southern part

Grade 4 agricultural land – remaining 13.6ha

Source Protection Zone

Not in this location.

Stage B – Transport Considerations

Highway Access

Current planned junction improvements to junction28 will cater for current allocated site and any additional development would provide for concerns over capacity. Suitable linkage to new distributor road would be required and Transport Assessment as well as travel planning is required. No development should be allowed until suitable measures at Junction 28 or other mitigating works can be undertaken to the satisfaction of the Highway Authority and the Highways agency.

Infrastructure Capacity

Junction 28 currently suffers from congestion in the peak periods, and new development within Cullompton is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic

function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

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Access to Public Transport

Suitable bus services are within walking distances

Stage B – Social and Other Considerations

Access to services/facilities

Cullompton has a wide range of services and facilities. However, this part of the site would be some distance from these facilities, being a minimum of 1.1km as the crow flies to the town centre.

Constraints to Delivery

Sloping site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early years provision in the town which will be exacerbated but further development.

Compatibility and density

Adjoining uses are currently only agricultural. Few residential properties on which to gauge appropriate density. If allocated, site would be subject to masterplanning process which would determine acceptable density.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

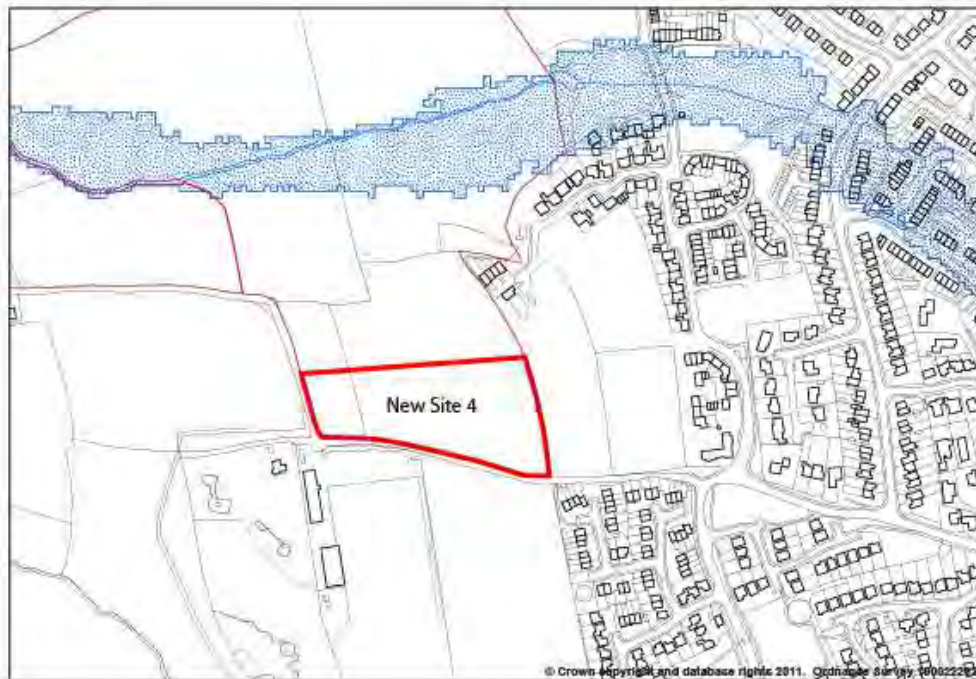
Is it currently being marketed:

**Land promoter
involved**

Landowners estimated development time:

Not stated

Settlement: Cullompton
Site Reference & Name: New Site 4, Acklands
Allocation Reference: N/a



Parish: Cullompton

Site Area: 1.4

Max yield: 56

Min yield: 36

Site description

This site is on the western side of Cullompton and is adjacent to the settlement. This site has the rugby club and pitches to the south, housing to the east and open fields to the north. The area to the north is allocated as part of the 'Knowle Lane' site, of which this site could form an extension. The site is generally flat, with a gentle slope at the northern edge. There are low hedges along the perimeter of the site. It is currently leased to the rugby club who use it as an additional practice area. The promoters have stated that the club no longer wishes to lease the site. They have also stated that development of the site would enable fulfilment of the town council aspiration for widening of Knowle Lane to improve highway safety.

Stage A - Site Suitability

Strategic Policy

The site lies adjacent to the settlement of Cullompton (but outside the existing settlement limit).

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 – no issues to be aware of.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of known prehistoric activity. In accordance with the NPPF any planning application for development here should be supported by an appropriate programme of archaeological work to allow the significance of any below-ground heritage assets with an archaeological interest to be understood along with the potential impact of any development upon them. This would allow any mitigation that may be required to be implemented in advance of construction.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. To the north the views are of higher ground. To the east is modern housing, and more is planned for the northern area. The site is likely to be surrounded on three sides by housing development, and therefore any impact is likely to be minimal.

Impact on Biodiversity

No designations. The site is bounded by hedgerows which can be a haven for wildlife.

Minerals Resources

Not applicable.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Land Status

Grade 1 agricultural land.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations**Highway Access**

Current planned junction improvements to Junction 28 will cater for current allocated site and any additional development would provide for concerns over capacity. Suitable linkage to new distributor road would be required and Transport assessment as well as Travel planning is required. No development should be allowed until suitable measures at Junction 28 or other mitigating works can be undertaken to the satisfaction of the Highway Authority and the Highways Agency.

Infrastructure Capacity

Junction 28 currently suffers from congestion in the peak periods, and new development within Cullompton is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

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Access to Public Transport

Suitable bus services are within walking distances.

Stage B – Social or Other Considerations

Access to services/facilities

Cullompton has a wide range of services and facilities. As the crow flies the minimum distance to the town centre would be approx.. 900m. Actual walking or driving distances would be greater however.

Constraints to Delivery

None.

Open Space and Recreation

The site is agricultural land, but is used informally by the adjacent rugby club as practice space. However, it is understood that the rugby club will not be renewing the lease which expires in June 2014.

Loss of Employment Land

No loss.

Education infrastructure

Primary schools are at capacity and are both located on constrained sites making expansion either difficult or proportionally expensive. New school provision will be required early in the development. The secondary school is forecast to have capacity but may require additional infrastructure later in the planning period including land. There is a shortage of early years provision in the town which will be exacerbated but further development.

Compatibility and density

No compatibility concerns. Adjacent housing is medium density.

Site Availability

Is the site immediately available for development?

No (currently under lease)

Soonest date available (if currently unavailable):

June 2014

Is it currently being marketed:

Already in control of land promoter

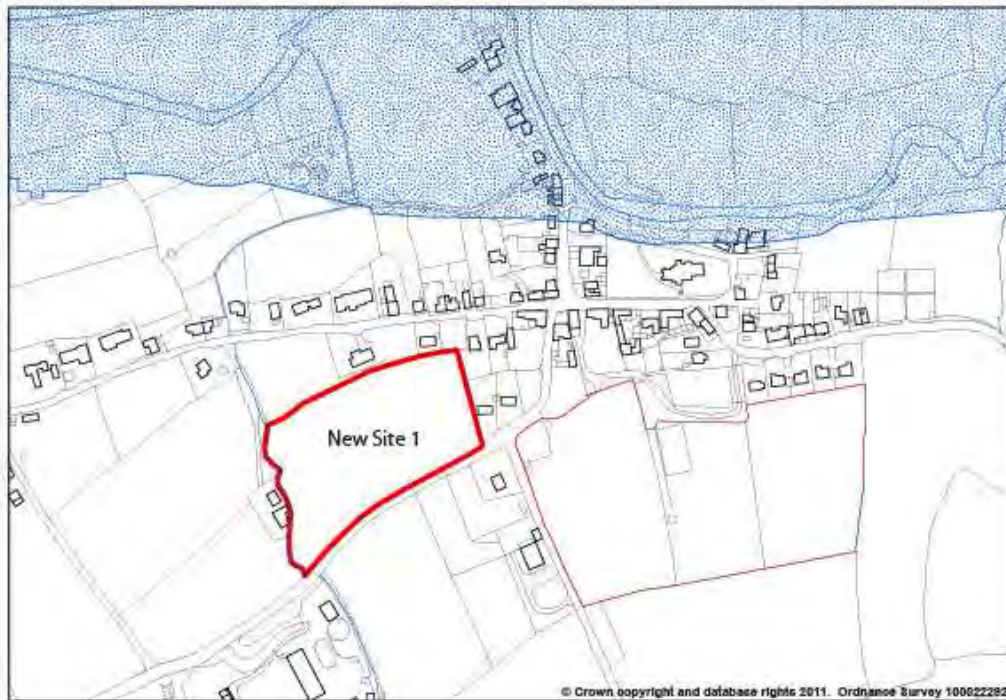
Landowners estimated development time:

Not stated

Settlement: Culmstock

Site Reference & Name: New Site 1, The Croft

Allocation Reference: N/a



Parish: Culmstock
Site Area: 1.65 ha
Max yield: 66
Min yield: 40

Site description

This site sits to the south west of the village of Culmstock, about five miles north east of Willand. The site is on the edge of the settlement, being located off Uffculme Road. It is a field, currently used for pasture. It is on generally high ground, the southerly part of the village being the most elevated. The field slopes away to the north west. Some properties are adjacent to the eastern and northern boundaries. These are very low density, single storey buildings predominately.

Site Suitability

Stage A

Strategic Policy

The site lies outside, but adjacent to the currently designated village of Culmstock.

Biodiversity and Heritage

The Culmstock Conservation Area lies to the north east of the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood Zone 1.

An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

The Flood Map for Surface Water shows a high/medium/low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential with regard to known prehistoric activity in the vicinity as well as evidence of the iron industry that operated in the Blackdown Hills in the Roman and later periods. In accordance with the NPPF, any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is also located to the north and west of the Blackdown Hills AONB. There are views from the site across to the north and west, which are generally far reaching. View from the south are limited by the topography, and to the east by other buildings within the village. There is potential for landscape impacts given the elevated position of the site. Adjacent dwellings are single storey, with many being at a lower level than the site, and therefore only provide a limited function in mitigating any impact of development. The site is unlikely to impact on the AONB, given that views to the south and east are very limited.

Impact on Biodiversity

No designations. The site is bounded by hedgerows which can be a haven for wildlife.

Air Quality

No issues.

Land Status

Grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations**Highway Access**

Would require road widening and would require junction analysis of Town Hill and Fore Street and a safety audit.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited bus services not considered sustainable frequency by RPG10.

Stage B – Social and Other Considerations**Access to services/facilities**

Culmstock has a primary school, shop, pub, daily transport service, mobile library, village hall and petrol filling station. Site is not far from the village centre, though there is no footpath along Uffculme Road.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

The primary school is forecast to be at capacity but has very limited capacity to expand. Secondary school is at capacity and will need to be expanded to support increased children in and around area. Implications/cost of home to school transport for secondary.

Compatibility and density

Given elevated position of site there could be issues of overlooking with adjacent properties. Surrounding density is low. Given village location, low density is appropriate.

Site Availability

Is the site immediately available for development?

**Possibly not
until Nov 2014**

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

No

Landowners estimated development time:

1 year

Settlement: Halberton

Site Reference & Name: New Site 1, Land adj Fisher's Way

Allocation Reference: N/a



Parish: Halberton
Site Area: 2.7 ha
Max yield: 81
Min yield: 49

Site description

This site comprises a field on the south western edge of Halberton (approximately three miles to east of Tiverton). It sits adjacent to modern housing of a range of post-war eras and styles. The south eastern corner of the field was built out as a rural exception site (granted planning consent in 2006). The site adjoins a sports field to the north east. Generally level throughout and bounded by the rear gardens of properties on Pethertons to the south and hedges and fencing elsewhere. There is an existing access point left of the Fishers Way development. Landowner has indicated that given they provided exception site in 2006, would be reluctant to put forward for anything other than market housing.

Stage A - Site Suitability **Strategic Policy**

The site is adjacent to Halberton, a designated village under existing planning policy (this status is not proposed to be changed).

Biodiversity and Heritage

The Halberton Conservation Area lies to the north east of the site, whilst the Grand Western Canal conservation area lies some distance to the west. A number of listed buildings also sit to the north east. No European wildlife designations or SSSIs.

Flood Risk

Flood zone 1.

"An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Flood Zone 3 is on the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater

monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions."

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential with the HER recording prehistoric activity here and recent archaeological work to the west has identified prehistoric activity across the wider landscape. Depending on the scale of development of the site, the Historic Environment Team may advise the Local Planning Authority that any consent granted should be conditional upon a programme of archaeological work to be undertaken in mitigation for the impact of the development upon the heritage assets that may be present within the site.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The local countryside is of gently undulating fields, which can be viewed to the north and west. Views are medium distance, and the adjacent modern housing would mitigate some impact.

Impact on Biodiversity

The Grand Western Canal, which is a County Wildlife Site/Local Nature Reserve, lies some distance to the west. The site is bounded by hedgerows which can be a haven for wildlife.

Air Quality

No issues

Land Status

Grade 1 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Fishers Way has an existing shared surface road. Current design guide would indicate 25 maximum. Approx 9-10 all that can be accommodated.

Infrastructure Capacity

Original Highways Agency comment:

Junction 27 currently suffers from congestion in the peak periods, and new development within this area is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase

capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in the attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.HA/DCC comments

Subsequent Highways Agency comment:

The numbers are modest and in that event a cumulative impact wouldn't generate sufficient trips to require a TA.

Access to Public Transport

The site is a short distance from the existing bus stops on the main road. The location would fit well with proposed developments towards Tiverton. Pro-rata contributions to bus service improvements would be sought.

Pedestrian and Cycle Links

Site could potentially fit in with infrastructure that links Tiverton EUE and J27/Parkway station such as cyclepath improvements and improvements to local bus services linking station and town.

Stage B – Social and Other Considerations

Access to services/facilities

Halberton has a school, shop, pub, daily transport service, doctors, village hall and mobile library service.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

The primary school is forecast to have some limited spare capacity to support development but cannot be easily expanded due to its restricted site.

Additional secondary provision required as school expected to be at capacity from cuurent demographic and proposed housing.

Compatibility and density

The adjacent housing is modern, and medium density, being semi-detached or terraced properties. There are no compatibility concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

Not stated

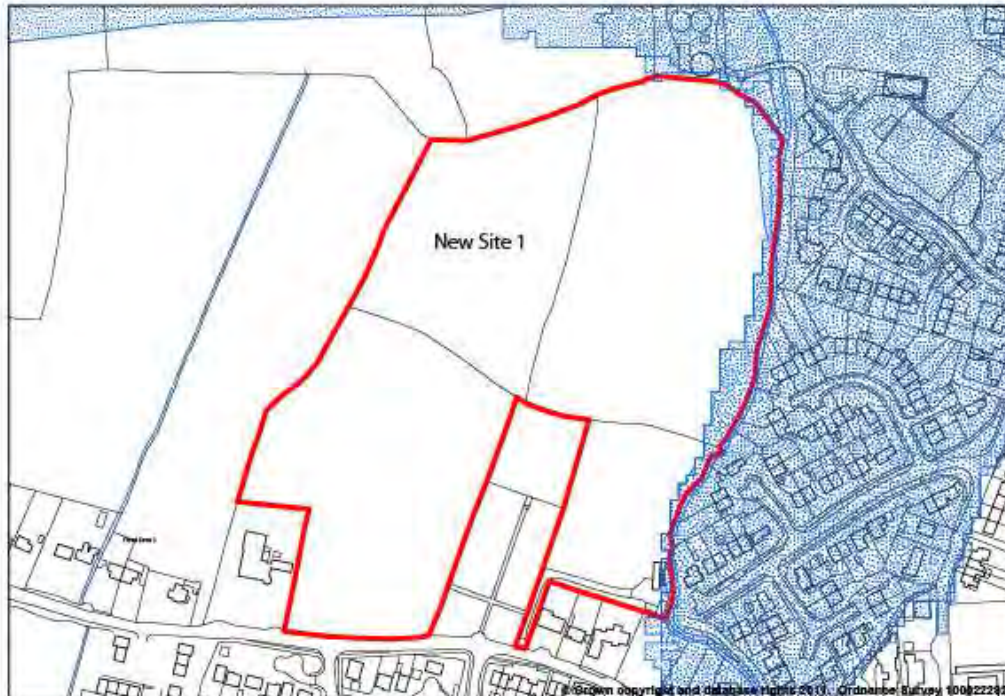
Landowners estimated development time:

Not stated

Settlement: Hemyock

Site Reference & Name: New Site 1, Land adj cemetery

Allocation Reference: N/a



Parish: Hemyock

Site Area: 4.8ha

Max yield: 134 (excludes land in flood zone 3)

Min yield: 80 (excludes land in flood zone 3)

Site description

This site is located on the west side of Hemyock, within the Blackdown Hills AONB. The site is comprised of a number of fields to the west, north and east of the cemetery, and is located off the Culmstock Road. The site slopes away to the north, down towards the floodplain of the River Culm. The site is open in character offering wide views to the high ridge line which runs to the north. The area put forward comprises two adjoining submissions which were combined for the purposes of assessment.

Stage A - Site Suitability

Strategic Policy

Hemyock is a designated village under existing policy. The site is outside but adjacent to the existing settlement limit to the south and east.

Biodiversity and Heritage

The site falls within the Blackdowns Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent approved where necessary. Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information. Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions. Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the

village. Given the potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site. This work would initially take the form of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.

In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.

Impact on Biodiversity

No designations.

Impact on Landscape Character

This site falls almost exclusively within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. However, the site also sits on the boundary between the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The site is open in character, offering wide views to the west, north and east. In particular the high ridge line to the north is clearly visible. There is housing to the east which will mitigate some impact and modern housing on the south side of Culmstock Road, which is at a higher level than the site and would therefore itself be clearly visible when viewed from the elevated land to the north, which would mitigate some impact (however the site to the south is quite well screened along the road frontage, shielding part of it from views).

Minerals Resources

Not applicable.

Air Quality

No issues.

Access to Public Transport

Limited bus provision.

Access to services/facilities

Hemyock has a primary school, shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

There is the potential for land contamination associated with the adjacent cemetery.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Suitable access can be achieved with off site highway improvements, provision of footways and cycle linakages /emergency vehicle access. May be limited by flood zones would seek junction analysis in Culmstock at the junction of Fore street and Town Hill. Possible junction mitigation will be required. A number of LTP schemes are identified in Hemyock and contributions will be sought towards their delivery.

Education infrastructure

The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Additional site area would be required to support larger development. Limited secondary capacity with transport implications

Compatibility and density

The site wraps around the cemetery , with immediate area feeling open in character. Adjacent housing along east boundary is low density. Housing to south is traditional two storey, detached or semi-detahced. Low density most appropriate.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

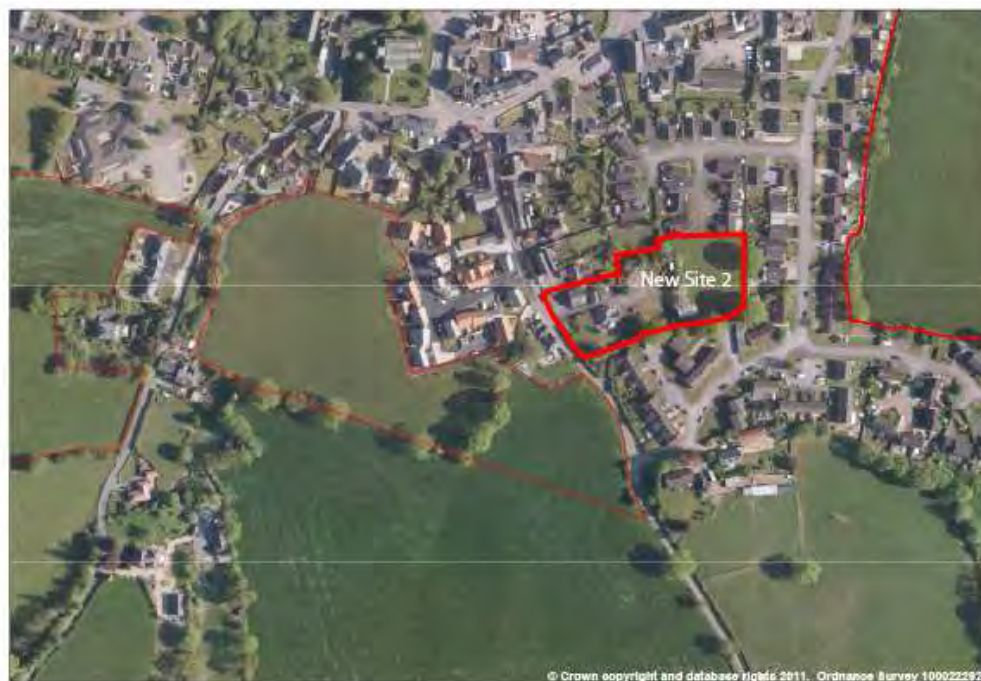
Is it currently being marketed:

No (though part stated as being for sale but not via agent)

Landowners estimated development time:

1-3 years

Settlement: Hemyock
Site Reference & Name: New Site 2, Depot
Allocation Reference: N/a



Parish: Hemyock
Site Area: 0.55ha
Max yield: 22
Min yield: 13

Site description

This site lies within the village of Hemyock, in the Blackdown Hills AONB. It is a potential infill site, being surrounded by residential development on all sides. The site consists of a bungalow (1930s?), garage/depot building, and waste land and part green field. The land to the rear of the bungalow is used for the storage of vehicles. To the west is older housing along High Street, whilst to north and south it is more modern. The site is on elevated ground, being higher than that to the north, but lower than the housing development to the south. Redeveloping the site could tidy up what is a partly unkempt site. Planning permission for an agricultural building on part of the site was given consent in 2013 (13/01283/FUL). This has yet to be implemented.

Stage A - Site Suitability

Strategic Policy

Hemyock is a designated village under existing policy. This site falls within the settlement limit.

Biodiversity and Heritage

The site falls within the Blackdown Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. During the development of Churchills Rise to the west, an important, early 16th century pottery site was exposed, yielding 40,000 pot sherds as well as evidence for earlier medieval iron smelting. Given the proximity of this site to Churchills Rise and the high potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site. This work would initially take the form

of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.

In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.

Impact on Biodiversity

No designations. There are a number of trees across the site, as well as as hedgerows and leylandii, which could be a haven for wildlife. The barns/outbuildings could also be a habitat for protected species such as barn owls.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site also falls within the Blackdown Hills AONB. The site is elevated and offers wide views to the north from the eastern part of the site. However, any impact is likely to be minimal given the surrounding housing development on all sides. The site is therefore unlikely to have an impact on the special qualities of the AONB.

Air Quality

No issues.

Land Status

The eastern part is grade 3 agricultural land. The remainder is comprised of a house and garden, garage and brownfield land (where a building once stood).

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable.

Stage B – Transport Considerations

Highway Access

Site is currently a commercial use and consent has been sought for a further building to the east of the original building. Site has a traffic generation and a substitution of this generation would be acceptable. A transport statement should be submitted to justify the housing numbers, single cul-de-sac with footpath frontage acceptable.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited bus services.

Stage B – Social and Other Considerations

Access to services/facilities

Hemyock has a school, shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Constraints to Delivery

The central part of the site is potentially contaminated land, being associated with historic quarrying on the site.

Open Space and Recreation

No loss.

Loss of Employment Land

Potential loss of employment land as site was consented for a garage for coach storage in 1988. Subsequent planning application in 1990 consented for residential development. Neither seems to have been implemented.

Education infrastructure

The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Additional site area would be required to support larger development. Limited secondary capacity with transport implications.

Compatibility and density

Adjacent housing is one or two storey low-medium density, which sets an appropriate benchmark. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Not stated

Soonest date available (if currently unavailable):

Not stated

Is it currently being marketed:

Not stated

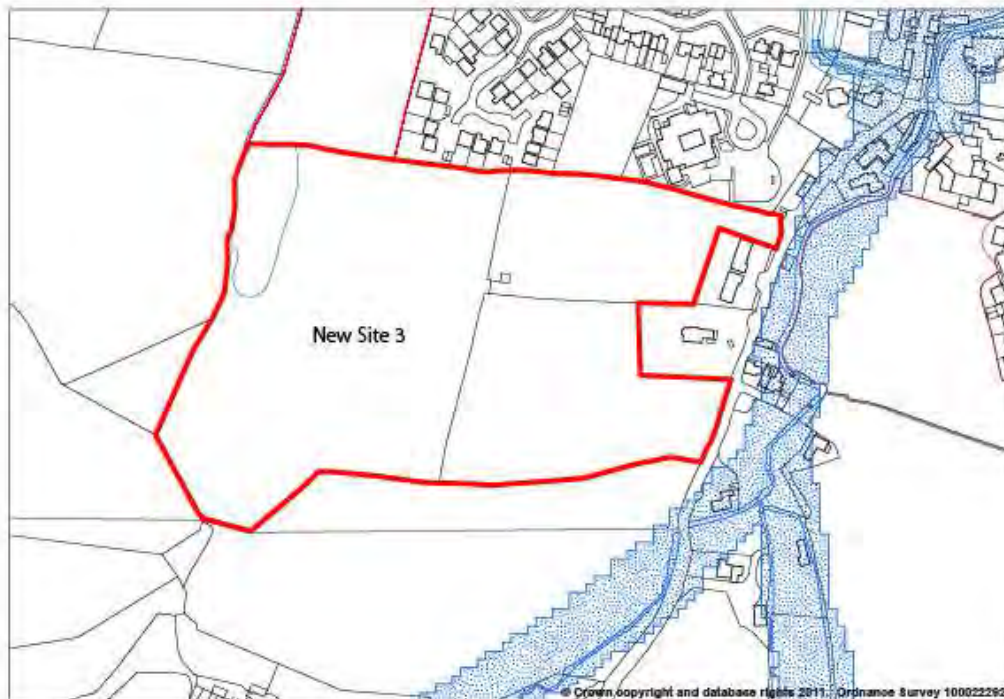
Landowners estimated development time:

Not stated

Settlement: Hemyock

Site Reference & Name: New Site 3, Churchills Farm (west)

Allocation Reference: N/a



Parish: Hemyock

Site Area: 5.6ha

Max yield: 168

Min yield: 101

Site description

This site is located on the southern edge of the village of Hemyock, in the Blackdown Hills AONB. The site comprises three fields which are bounded by hedges. To the east there are a small number of low density, single plot detached properties. The the north part of the site abuts a modern housing estate and school. The site owner has suggested that part of the site could be used for school expansion. This is an elevated site, rising to the west at its highest point where it is generally prominent in the landscape. The site is well-related to the settlement and the school. The width of the road to the east varies, being narrow in places with no footpath.

Site Suitability

Stage A

Strategic Policy

The site is located adjacent to the designated village of Hemyock, though outside the existing settlement limit.

Biodiversity and Heritage

Within the Blackdown Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

The Flood Map for Surface Water shows a risk of flooding from surface water in areas, high risk in one area. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. During the development of Churchills Rise to the east, an important, early 16th century pottery site was exposed, yielding 40,000 pot sherds as well as evidence for earlier medieval iron smelting. Iron smelting from the same period was exposed during investigation on a development site to the

north on Culmstock Road. Given the proximity of this site to Churchills Rise and the iron smelting site at Culmstock Road, and the high potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site. This work would initially take the form of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.

In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.

Impact on Biodiversity

No designations.

Impact on Landscape Character

Hemyock lies within the Blackdown Hills AONB. The site also falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. This is a generally high and elevated site, which rises from east to west and is widely visible in the context of the local landscape. From the highest part of the site (to the west), views are available to the north, west and east. Modern housing to the north would provide a small degree of mitigation, though given the elevated nature of parts of the site, and development could dominate the surroundings. The lower slopes to the east would have less visual impact, though the character of this area is more traditional than the housing adjoining to the north.

Minerals Resources

Not applicable.

Air Quality

No issues.

Access to Public Transport

Limited bus services.

Access to services/facilities

Hemyock has a primary school (adjacent to the site), shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

An area of 0.5ha on the north west corner of the site is potentially contaminated land associated with historic quarrying of clay.

Source Protection Zone

Not applicable in this location.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Technically feasible to access onto Cornhill, however Cornhill is substandard in terms of width and alignment and the level of development could not be accommodated by the junction of the road network and would lead to an unacceptable conflict with pedestrian traffic as there are no footways. Discount from SHLAA.

Education infrastructure

The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Additional site area would be required to support larger development. Limited secondary capacity with transport implications.

Compatibility and density

Adjacent uses are housing and a school. Density to east is very low, whilst to north is low/medium. Would need to be low given adjacent density and elevated nature of site.

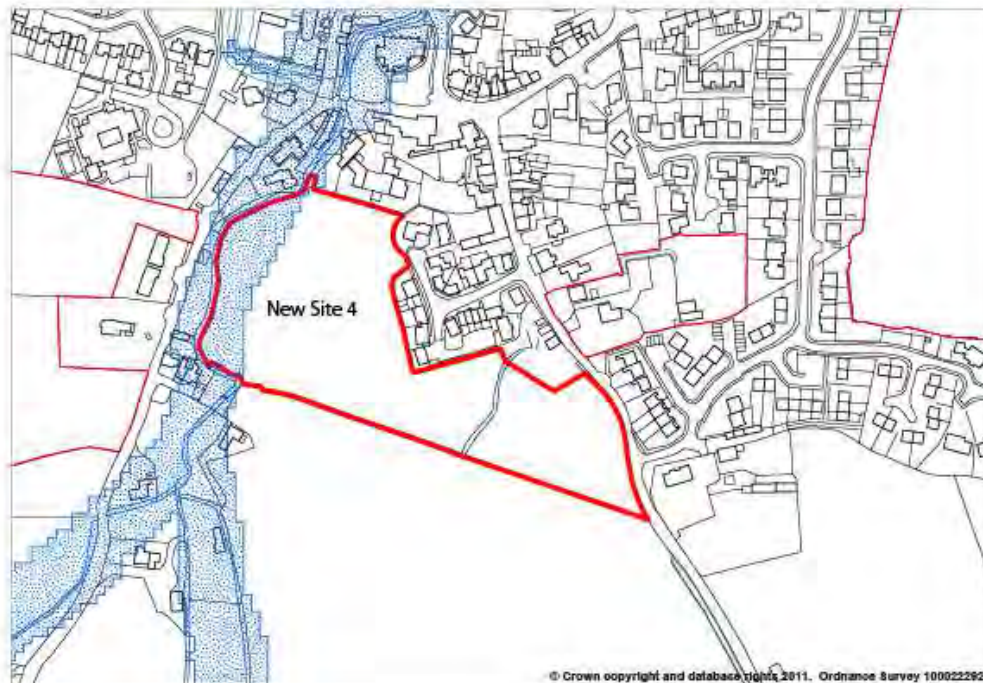
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	1-2 years

Settlement: Hemyock

Site Reference & Name: New Site 4, Churchills Farm (east)

Allocation Reference: N/a



Parish: Hemyock
Site Area: 2.28ha
Max yield: 78 (excludes area of flood zone)
Min yield: 47 (excludes area of flood zone)

Site description

This site is on the southern edge of the village of Hemyock, within the Blackdown Hill AONB. The site is adjacent to the settlement, and is in relatively close proximity to the centre of the village and local services/facilities. This is a sloping site, steeply sloping in places. Part of the field has already been used for modern housing at 'Churchill's Rise'. Boundaries are predominately hedges. There is an existing access point off Churchill's Rise and High Street (though there are approx.. 2m of level differences here).

Site Suitability

Stage A

Strategic Policy

The site falls adjacent to Hemyock, a designated village under current policy. The site is outside the existing settlement limit.

Biodiversity and Heritage

The site falls within the Blackdown Hills AONB. No European wildlife sites or SSSI designations.

Flood Risk

0.32ha of the site is within flood zones 2 and 3 (along the site's western boundary). The remainder of the site is within flood zone 1.

An ordinary watercourse is within the site and on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic

flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of high archaeological potential, with recent archaeological investigations in and around Hemyock exposing evidence of medieval and early post-medieval industrial activity around the village. During the development of Churchills Rise to the east, an important, early 16th century pottery site was exposed, yielding 40,000 pot sherds as well as evidence for earlier medieval iron smelting. Iron smelting from the same period was exposed during investigation on a development site to the north on the site of the Old Market site and further to the north-east on Culmstock Road. Given the proximity of this site to Churchills Rise and the iron smelting site at the Old Market site, and the high potential for groundworks associated with the development of this site to expose archaeological or artefactual material associated with these industries, the Historic Environment Team would strongly advise that any planning application for development here must be supported by an appropriate programme of archaeological work to enable the presence and significance of any heritage assets that might be affected by the development of the site. This work would initially take the form of desk-based research, geophysical survey and the excavation of investigative archaeological trenches.

In addition the results of this would allow the appropriate mitigation, either by design or through further archaeological work, to be determined and implemented either in advance or during construction works.

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site falls within the Blackdown Hills AONB. Most of site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Part of the eastern corner however falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. This is a sloping field, which is most elevated to the south, with distant views available to the north. The adjacent housing would provided a degree of mitigation, though there will be visual impact associated with developing in this location.

Minerals Resources

Not applicable.

Air Quality

No issues.

Access to Public Transport

Limited bus services.

Access to services/facilities

Hemyock has a primary school, shop, pub, less than daily transport service, doctors, mobile library service, village hall, post office and petrol station.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

Sloping site.

Source Protection Zone

Not applicable in this location.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Topography of the site is that it lies some 3m above the current road surface the road is narrow with limited footway provision this is exacerbated by parked vehicles . Site would need to widen the carriageway over its entire site frontage provide for footways over its frontage. Lack of footways would lead to conflicts . Cost of construction and topography may limit the numbers along. Not suitable and should be discounted with possible flood [...query missing end of sentence]

Education infrastructure

The primary school is expected to have limited surplus capacity to support future housing development with limited options for expansion. Additional site area would be required to support larger development. Limited secondary capacity with transport implications.

Compatibility and density

Adjacent housing to east is modern two storey. To the west is older housing, on individual plots. The character of these two areas is quite different. Low density most likely most appropriate.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

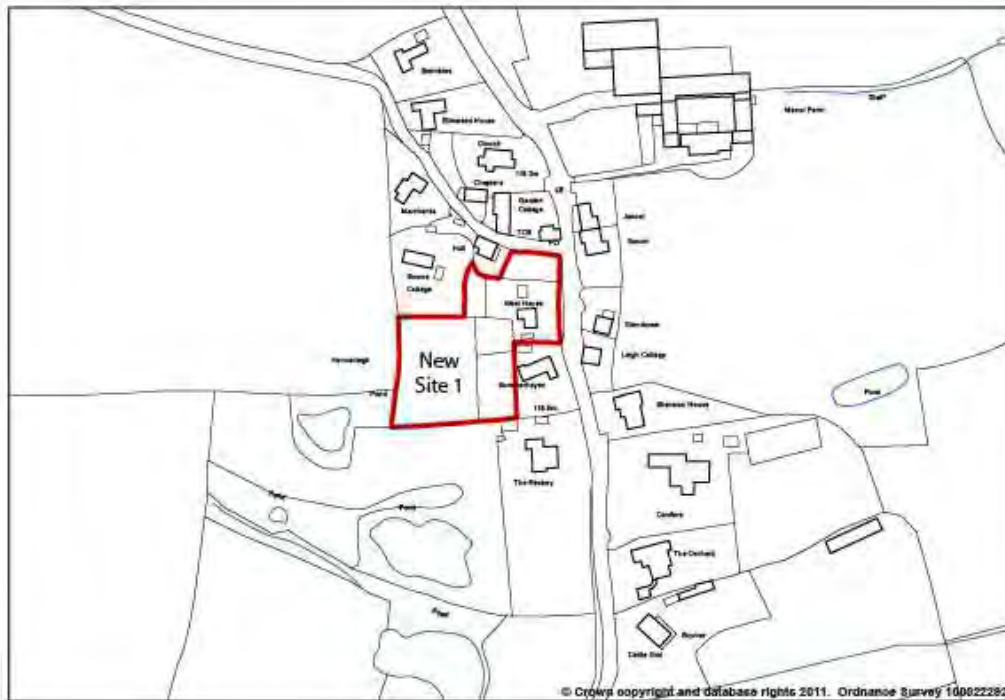
Is it currently being marketed:

No

Landowners estimated development time:

1-2 years

Settlement: Kennerleigh
Site Reference & Name: New Site 1, Land north of old rectory
Allocation Reference: N/a



Parish: Kennerleigh

Site Area: 0.46 ha

Max yield: 18

Min yield: 11

Site description

This is a small site in the village of Kennerleigh, which is approximately five miles north of Crediton. The site currently comprises a 1930s bungalow, vegetable gardens and lawn area. The site has some hedge boundaries throughout, though is generally open to the west. The site owners propose to demolish the bungalow, which is currently rented but stated to be beyond economic repair. They propose the access to come through where the bungalow is currently located. The landowner suggests the site could be used to build six new houses (one of which would be a replacement for the bungalow to be demolished). They suggest it could be used as a cross-subsidy affordable housing exception site, perhaps including two to three affordable dwellings, they state that the village has an absence of housing at the lower end of the market. Part of the northerly element of the site would be used to extend the parish hall car park. The site is flat throughout. They propose to build the properties to high sustainability criteria, and have employed the use of heritage experts given the location within the conservation area.

Stage A - Site Suitability

Strategic Policy

Under existing policy Kennerleigh is not a designated village, and is considered to be within the countryside, where development is strictly controlled. The Council has not proposed to amend Kennerleigh's status within the recent Local Plan Review consultation.

Biodiversity and Heritage

The site lies within the Kennerleigh Conservation Area. Seven listed buildings lie in close proximity including the grade II* church of St. John the Baptist. The closest listed buildings are grade II, being Snow's Cottage, The Old Rectory and Leigh Cottage. The promoters state a heritage appraisal has been carried out which has concluded that the site could be developed in a manner which preserves the character of the village through providing houses reminiscent of both the small, vernacular cob and thatch cottages and the more spacious c19 houses. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

It is worth noting that the groundwater flooding maps shows up to 25% chance of groundwater emergence approximately 5m outside of the site boundary.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies within the historic core of the settlement at Kennerleigh and any development here has the potential to expose archaeological and artefactual deposits associated with the early settlement here. In accordance with the NPPF, any planning application for development here will need to be supported by the results of an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site is comprised of backland/garden development. Views from the site are predominantly to the west, where the land drops away, and the wider landscape is visible. Views to the east and north are limited by the existing buildings along the road. A small scale development here may only have limited impact, particularly if most development can follow the existing building line along the road.

Impact on Biodiversity

There are a number of trees and a network of hedges across much of the site. The promoters state that tree surveys and biodiversity studies have been undertaken which conclude that development can take place without causing harm.

Air Quality

No issues.

Land Status

Part house and garden, part agricultural field (grade 2 land).

Minerals Resources

Not applicable.

Source Protection Zone

Not in this location.

Stage B – Transport considerations

Highway Access

Technically feasible. Village has shop currently for sale, no primary school, can be considered as unsustainable and will foster need to travel by private car. Limit development to housing needs only.

Infrastructure Capacity

No comments.

Access to Public Transport

Very limited service not considered a sustainable service, one bus on Wednesday.

Stage B – Social and other considerations

Access to services/facilities

Kennerleigh has a shop (currently for sale however), bus service (less than daily), mobile library, village hall and post office.

Constraints to Delivery

None.

Open Space and Recreation

No loss, though proposal does include the possibility of increasing capacity at the parish hall car park.

Loss of Employment Land

No loss.

Education infrastructure

Development is approximately 3 miles from nearest primary provision and 6 miles from secondary and is in an unsustainable location education wise. Contributions towards infrastructure and transport costs would be significant.

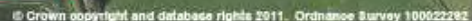
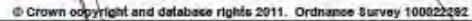
Compatibility and density

The adjacent housing is low density, some historic, but not all are vernacular. Any development would need to be respectful of surrounding character match local density. No concerns regarding compatibility.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	1-3 years

Allocation Reference: N/a



Parish: Kennerleigh

Site Area: 0.83 ha

Max yield: 33

Min yield: 20

Site description

This site is within the small village of Kennerleigh, approximately five miles north of Crediton. It is on the south side of the village, being either side of Woodbere House. The site comprises a field to the south, and parts of the garden associated with the house. The site is bounded by hedges and low post fencing. Though not in the site area marked on the map, the landowner has suggested access could come off the existing driveway to the house. There are mature trees by the access point, and in the northern part of the site. This is a generally flat site. A public footpath runs along the northern boundary along a private drive.

Stage A - Site Suitability

Strategic Policy

Under existing planning policy Kennerleigh is not a designated village. This status was not proposed to be changed within the recent Local Plan Review Options Consultation.

Biodiversity and Heritage

Approximately 0.25ha of the site (the northern field) lies within the Conservation Area. A grade II listed building (Lower Woodbere) lies to the east of the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

The Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps shows up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact upon any known heritage assets.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The southerly field

would result in a southwards extension of the village. This part of the site offers medium distance views to the south, east and west. The northern element of the site is more enclosed by its existing boundaries and has a number of buildings close by, which would reduce some of the impact.

Impact on Biodiversity

There are mature trees across the northern parts of the site. Hedgerows also contain much of the site, which can be a haven for wildlife.

Air Quality

No issues.

Land Status

Grade 3 agricultural land.

Minerals Resources

DCC comments

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Technically feasible village has shop currently for sale, no primary school. Can be considered as unsustainable and will foster need to travel by private car. Limit development to housing needs only.

Infrastructure Capacity

No comments.

Access to Public Transport

Very limited service not considered a sustainable service, one bus on Wednesday.

Pedestrian and Cycle Links

DCC comments

Stage B – Social and Other Considerations

Access to services/facilities

Kennerleigh has a shop, mobile library service, village hall and post office. A less than daily public transport service exists.

Constraints to Delivery

None.

Open Space and Recreation

No loss. Note that public right of way adjacent to the northern boundary of the site.

Loss of Employment Land

No loss.

Education infrastructure

DCC comments

Compatibility and density

Adjacent housing is very low density. Also partly in conservation area.

Density would need to be low given rural location. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

No

Landowners estimated development time:

Within 2 years

Settlement: Lapford

Site Reference & Name: New Site 1, Land south of Sandhurst

Allocation Reference: N/a



Parish: Lapford
Site Area: 0.95ha
Max yield: 38
Min yield: 23

Site description

The site is on the east side of the village of Lapford, which is about nine miles north west of Crediton. The site is currently used for pasture. It is in close proximity to the primary school and congregational church. The site consists of a plot adjacent to the bungalow 'Sandhurst' and the field to the south. The plot adjacent has had outline planning permission for a bungalow for approximately 20 years, but never implemented (the PP is still live). This is a sloping site, which is highest at the north by the lane and falls away to the south, and resultingly offers wide southerly views. There is no current access on to Eastington Lane, at present a bank separates the site from the road.

Stage A - Site Suitability

Strategic Policy

Under existing policy Lapford is a designated village. The site lies outside but adjacent to the settlement limit.

Biodiversity and Heritage

Grade II listed congregational church on north side of the road to the west. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

An ordinary watercourse is on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - Assessment of the Historic Environment Record (HER) suggests that the development of this site will not impact upon any known heritage assets.

Impact on Landscape Character

This sites falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. This site is a large field, offering wide southerly views, facilitated by the elevated position of the village. The site being on the south-facing would be visible when viewed from the south. However the site is likely to be viewed within the context of the existing built form, which at a higher level than the site would mitigate some of the impact.

Impact on Biodiversity

The site is bounded by hedgerows which can be a haven for wildlife.

Air Quality

No issues.

Land Status

Grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

Technically feasible but accessed off a road which has limited footway provision and blind bends and will attract pedestrian traffic to the school. May be feasible if it can be established if a footpath can be provided to the main road via Moorland View.

Infrastructure Capacity

No comments.

Access to Public Transport

Reasonable services.

Stage B – Social and other considerations**Access to services/facilities**

Lapford has a school (in close proximity to the site), a shop, pub, less than daily transport service, mobile library, village hall, post office and petrol station.

Constraints to Delivery

Uplift clause of 50%. Sloping site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary and secondary school have capacity for small amounts of growth, transport implications of secondary.

Compatibility and density

Adjacent density along Eastington Lane is low, though to the west is low-medium. No concerns regarding compatibility though consideration would

need to be given to potential for overlooking, given height differential between dwellings on Eastington Lane and the site.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is it currently being marketed:	No
Landowners estimated development time:	1-2 years

Settlement: Morchard Bishop
Site Reference & Name: New Site 1, Canns Meadow
Allocation Reference: N/a



Parish: Morchard Bishop

Site Area: 0.57ha

Max yield: 23

Min yield: 14

Site description

The site is located to the north of the settlement and lies outside of the settlement boundary. It is adjacent on the south and eastern boundaries with the settlement limit. The site slopes gently from the north to the south and has access along the southern edge of the site. The west and northern boundaries are currently hedgerows, while the southern boundary consists of a wooden and wire fence. The eastern boundary is with the back gardens of a number of dwellings, separated by wooden and wire/metal fencing. A private drive runs along the southern part of the site, giving access to three dwellings adjoining the site.

Stage A - Site Suitability

Strategic Policy

The site is outside, but adjacent to the existing settlement limit of Morchard Bishop. The Council proposed in the recent Local Plan Review consultation to keep Morchard Bishop as a designated village.

Biodiversity and Heritage

There are no designations in the immediate vicinity, however the Morchard Bishop Conservation Area lies to the south. Development in this location may be within view of the conservation area. No European wildlife designations or SSSIs.

Flood Risk

Flood Zone 1.

No flood risk issues within the site boundary to be aware of.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact upon any known heritage assets.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The southern part of the site is less elevated and would not be visually intrusive. There is the potential for a visual impact if all the site is developed.

Impact on Biodiversity

No designations.

Air Quality

No issues.

Land Status

Agricultural land grade 3

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

The frontage property does not have sufficient width to provide for an estate road therefore the site should be limited to numbers suitable from a private drive (3 currently being the threshold for APC charges).

Infrastructure Capacity

No comments.

Access to Public Transport

Morchard Bishop has public transport links to Crediton and Exeter which also serve Sandford. In view of the possible developemnts in Morchard Bishop and Sandford a contribution may be sought to enhance provision on this route.

Longer term plans for the Tarka Line may see a reduction in train calls at Morchard Road station in future, although there are no firm plans yet.

Stage B – Social and other considerations**Access to services/facilities**

Morchard Bishop has a school, shop, pub, mobile library service, village hall and post office.

Constraints to Delivery

Limited access options.

Open Space and Recreation

No loss

Loss of Employment Land

No loss

Education infrastructure

The Primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Secondary tranport implications.

Compatibility and density

Housing around site is low density. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Not stated

Is it currently being marketed:

Not stated

Landowners estimated development time:

Not stated

Settlement: Morchard Road
Site Reference & Name: New Site 1, Car park
Allocation Reference: N/a



Parish: Down St Mary

Site Area: 0.15ha

Max yield: 8

Min yield: 5

Site description

Site lies within the small settlement of Morchard Road, at the junction with the A377. It is currently comprised of a car park, public toilets, and small picnic area. There is existing housing along the south-west boundary, and over the road to the north west. This is a level site with a number of medium-sized trees throughout.

Stage A - Site Suitability

Strategic Policy

Morchard Road is not a designated village under existing planning policy.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a <25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site has largely been disturbed by the car park and toilet block. The HET would have no comments to make on the development of this site.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The site sits within a low dip within the local landscape, with rising land away to the south. The site is partly screened from views from the north by the existing buildings on the other side of the A377. Views out from the site are generally short-medium in distance. The adjacent housing, would provide a level of mitigation. The site is already partly developed, and therefore housing development may only have a marginally greater impact.

Impact on Biodiversity

There are a number of medium sized trees across the site.

Air Quality

No issues.

Land Status

The site is brownfield, being currently a car park.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

Access from Union Hill can be achieved. Site is unsustainable in terms of primary school and shops. Site would remove off road car parking for a number of properties which utilise the public car park which would result in vehicles parking on the highway to the detriment of highway safety. Discount from SHLAA.

Infrastructure Capacity

No comments.

Access to Public Transport

Reasonable services.

Stage B – Social and other considerations**Access to services/facilities**

There is a pub and a train station.

Constraints to Delivery

None.

Open Space and Recreation

The site includes some amenity open space.

Loss of Employment Land

No loss.

Education infrastructure

The primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Secondary school transport required.

Compatibility and density

The adjacent housing density is low-medium which sets appropriate benchmark. The site is beside the A377 which is relatively busy, but noise impacts could be assessed and mitigated if necessary at applicable stage.

Site Availability

Is the site immediately available for development?

No

Soonest date available (if currently unavailable):

1 year

Is it currently being marketed:

No

Landowners estimated development time:

Not stated

Settlement: Rackenford

Site Reference & Name: New Site 1, Higher North Coombe Farm (nearest postcode EX16 8DJ)

Allocation Reference: N/a



Parish: Tiverton
Site Area: 0.25ha
Max yield: 13
Min yield: 8

Site description

This site is located just off the A361 (North Devon Link Road), approximately 7.5 miles to the north-west of Tiverton. Rackenford is the nearest settlement, being 2.5 miles to the west. The site comprises the north-east corner of a field used for pasture. It is a generally flat site, with a gentle slope towards the southern part. Hedging forms the north and east boundaries, with mature trees along the western. Noise from the nearby A361 can clearly be heard at the site. The nearest buildings are a single dwelling, approximately 200m to the west, with no others visible from the site.

Stage A - Site Suitability **Strategic Policy**

Under existing policy this site is located within the countryside, outside existing settlement limits.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

No flood risk issues within the site boundary that DCC Flood Risk Management are aware of.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site is in an area of known archaeological potential with a cluster of three nationally important prehistoric funerary monuments - protected as Scheduled Monument - some 300m to the west. Any development here should be conditional upon a programme of archaeological mitigation being implemented through an appropriately worded condition on any consent that may be granted by the Local Planning Authority.

Impact on Landscape Character

The site falls within the 'farmed lowland moorland and Culm grassland' landscape character area. This area is part of the extensive Culm Measures of North Devon and is dominated by heavy clay, giving rise in many places to poor wet soils creating impeded drainage with numerous streams and ditches. The immediate landscape is agricultural, consisting of fields and almost no buildings. The site sits on relatively high ground, part of a wide plateau that begins to drop away to the north. The site itself is relatively flat and offers medium distance views to the north. Existing boundaries to the north and east are not high, and would not screen the site. Introducing built form into this location would have a large impact on local landscape character.

Impact on Biodiversity

The copse along the western boundary could be a haven for wildlife, as could the hedgerows on the north and east sides.

Air Quality

No issues.

Minerals Resources

Not applicable.

Land Status

Grade 3 agricultural land.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

Site is remote from all services discount from allocation.

Infrastructure Capacity

No comments.

Access to Public Transport

Poor service provision.

Stage B – Social and other considerations**Access to services/facilities**

Nearest settlement is Rackenford which is 2.5 miles away and which has a school, shop and pub.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary school can be expanded to support low levels of growth. Secondary infrastructure and transport required.

Compatibility and density

No adjacent buildings on which to benchmark density. Given location, low density only would be appropriate. Compatibility concerns re noise from the A361, though this could be assessed and mitigated if necessary at application stage.

Site Availability

Is the site immediately available for development?

No

Soonest date available (if currently unavailable):

2018/19

Is it currently being marketed:

No

Landowners estimated development time:

1-3 years

Settlement: Sampford Peverell

Site Reference & Name: New Site 1, Former Tiverton Parkway Hotel

Allocation Reference: N/a



Parish: Sampford Peverell

Site Area: 0.45 ha

Max yield: 18

Min yield: 11

Site description

This site is located on the eastern edge of Sampford Peverell. It was the location of the Tiverton Parkway Hotel, which has since been demolished. The site is level, and though outside the settlement limit, sits between residential development to the east and west. Playing fields lie to the north. The north and east boundary is hedging, whilst to the west the site is temporarily enclosed with Heras fencing. The site received planning permission in 2008 for a care home facility. An updated application, for a 58 bed scheme and adjoining GP surgery, was consented in 2012. The applicants have since stated that they will no longer be pursuing the nursing home. They are considering selling the site planning permission, but through discussions with the Council, have stated that in principle the site could be considered for housing. Any eventual housing development could include provision for the GP surgery.

Stage A - Site Suitability

Strategic Policy

The site is outside, but adjacent to the existing settlement limit of Sampford Peverell. The Council proposed in the recent Local Plan Review consultation to keep Sampford Peverell as a designated village.

Biodiversity and Heritage

No designations immediately around the site, however the Sampford Peverell Conservation Area lies a little distance to the west, though this is unlikely to be affected by development on this location.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 0-25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact upon any known heritage assets.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. There is a modern housing estate to the west and low density single plot dwellings to the east. The site is on higher land than to the south east, where the landform drops away, offering wider and longer views. The

landform to the south west is steeper and shields the site from views from that direction. Given the previously built nature of the site, and the fact that planning permission has been granted, any impacts have already been assessed and deemed acceptable by the planning system.

Biodiversity Observations

The canal, which lies to the north, is a Local Nature Reserve and County Wildlife Site. There are hedges to the north and east of the site which can be a haven for wildlife.

Air Quality

No issues

Land Status

Brownfield.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Has an existing consent for nursing home, access can be achieved with some footway provision.

Infrastructure Capacity

Original Highways Agency comment:

Junction 27 currently suffers from congestion in the peak periods, and new development within this area is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in the attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.HA/DCC comments

Subsequent Highways Agency comment:

The numbers are modest and in that event a cumulative impact wouldn't generate sufficient trips to require a TA.

Access to Public Transport

The site is a short distance from the existing bus service. Pro-rata contributions to bus service improvements would be sought.

Stage B – Social and Other Considerations

Access to services/facilities

Sampford Peverell has a school, shop, pub, daily transport service, doctors surgery, village hall and post office.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

Though the site is vacant, the previous use of a hotel, and consented use, of a nursing home, would involve an element of employment. If the doctor's surgery could be accommodated on-site, this ensure the site still retained an element of employment.

Education infrastructure

The primary school is forecast to have some limited spare capacity to support development but cannot be easily expanded due to its restricted site. Additional secondary provision required as school expected to be at capacity from current demographic and proposed housing.

Compatibility and density

Adjacent housing to the west is modern, medium density. To the east the housing is individual plot, lower density. Low-medium is therefore the most appropriate. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

**Yes – with
planning
permission as a
nursing home**

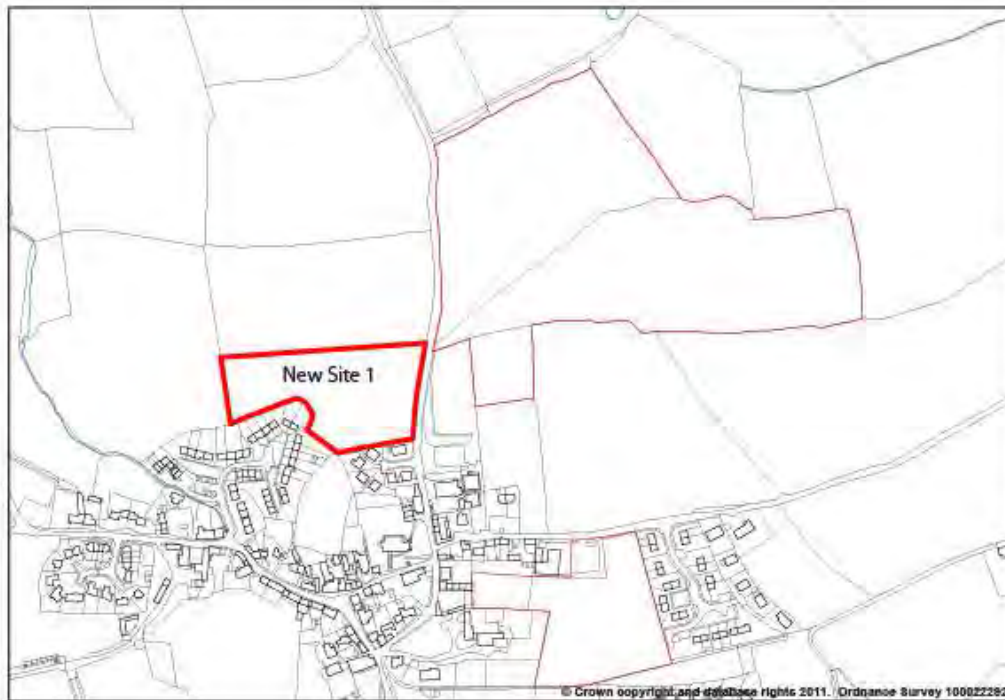
Landowners estimated development time:

Not stated

Settlement: Sandford

Site Reference & Name: New Site 1, Land at Sandford (west)

Allocation Reference: N/a



Parish: Sandford
Site Area: 1.5ha
Max yield: 60
Min yield: 36

Site description

The site is located on the north side of the village of Sandford (about 2 miles north of Crediton). The site comprises on field which is adjacent to the settlement, with residential development along the southern boundary. This is a steeply sloping site, with the centre and southerly parts the lowest, and sharply rising land to the west, east and north. The adjacent residential areas are the most elevated parts of the village, and developing this site would therefore extend the village further up the hillside. The site is bounded by hedgerows.

Stage A - Site Suitability **Strategic Policy**

The site lies adjacent to a designated village (under existing planning policy), outside but adjoining the settlement limit.

Biodiversity and Heritage

The Sandford Conservation Area and a number of listed buildings lie a short distance to the south of the site (though not directly adjoining). No European wildlife sites or SSSI designations.

Flood Risk

The site lies within flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area where no formal archaeological work has been undertaken, but in a prominent position within a landscape where prehistoric activity is recorded in the Historic Environment Record. Depending upon the nature and impact of any proposed development here a planning application may need to be supported by an appropriate programme of archaeological work to allow the impact upon any heritage assets to be understood and the appropriate mitigation implemented.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. The elevated position of the site means that any development here would be prominent within the local landscape. Some parts of the field are very elevated and offer

panoramic views of the surrounding countryside. The main body of the village, though on rising land, is partly enclosed within a fold in the landscape. Development of this site would extend the village beyond that which could be contained within the landscape and would likely have a large impact as a result.

Impact on Biodiversity

Hedgerows form the boundary and can be a haven for wildlife.

Air Quality

No issues.

Land Status

Grade 2 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Site lies to north of village and can technically be accessed from Signpost Lane. Would require considerable earth moving as site lies approximately 2.0m above road would seek widening and footway provision over frontage road to south. Does not have footway provision and would add to conflict with pedestrians consider only suitable for small cul-de sac as only single point of access around school. Existing allocation site under construction.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited services not considered of a sustainable frequency.

Pedestrian and Cycle Links

DCC comments

Stage B – Social and other considerations

Access to services/facilities

Sandford has a school, shop, pub, daily transport service, mobile library service, village hall and post office.

Constraints to Delivery

Steeply sloping.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary School can be expanded to support low levels of growth. Secondary transport required.

Compatibility and density

Adjacent density is low which sets appropriate benchmark. No compatibility concerns.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

No

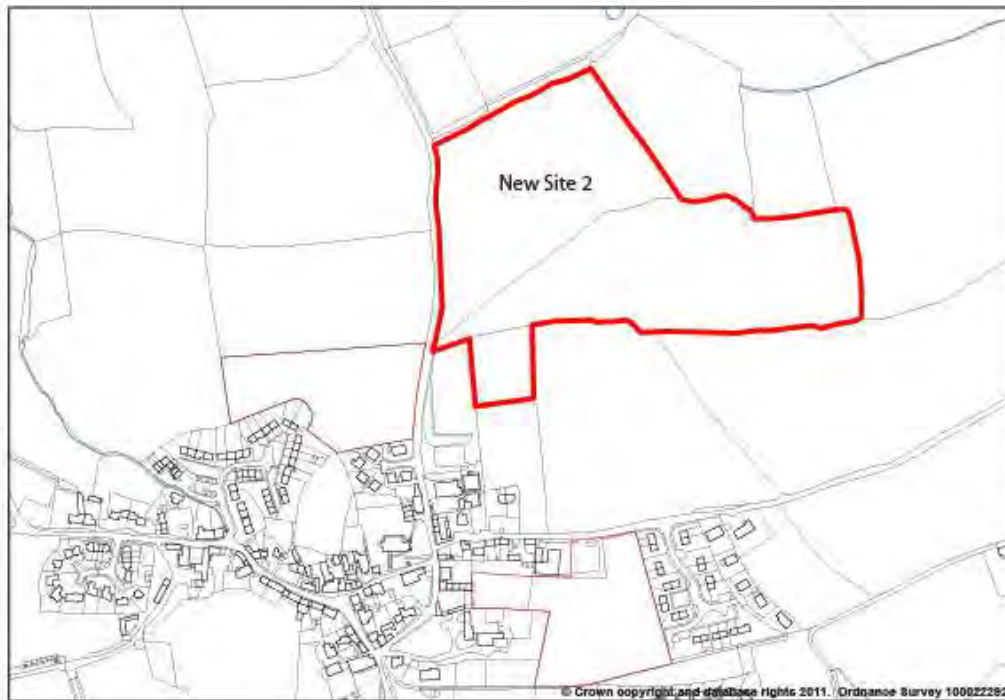
Landowners estimated development time:

**As soon as is
reasonable**

Settlement: Sandford

Site Reference & Name: New Site 2, Land at Sandford (east)

Allocation Reference: N/a



Parish: Sandford
Site Area: 7.7ha
Max yield: 231
Min yield: 139

Site description

This site is located to the north of the village of Sandford (about 2 miles north of Crediton). It consists of three fields used for pasture. The site is not directly adjoining the village, being separated by other land. The site is bounded by hedgerows, and there is a dilapidated shed in the centre of the site. The land is elevated above the village and has slopes on its east and west sides, with the central part being the most elevated. At its central point, the site is one of the highest points within the local landscape and offers panoramic views.

Stage A - Site Suitability **Strategic Policy**

The site lies in close proximity but not adjacent to a designated village (under existing planning policy). It lies outside the existing settlement limit.

Biodiversity and Heritage

The Sandford Conservation Area and a number of listed buildings lie a short distance to the south of the site (though not directly adjoining). No European wildlife sites or SSSI designations.

Flood Risk

The site lies within flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area where no formal archaeological work has been undertaken, but in a prominent position within a landscape where prehistoric activity is recorded in the Historic Environment Record. Depending upon the nature and impact of any proposed development here a planning application may need to be supported by an appropriate programme of archaeological work to allow the impact upon any heritage assets to be understood and the appropriate mitigation implemented.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. Landscape impacts of developing the site are likely to be vary large. At its most elevated point, in the centre of the site, panoramic views are available for many miles

in all directions. The site is therefore very prominent within the local landscape. It is considerably higher than the highest part of the village, which means the existing built form will not mitigate any of the impact.

Impacts on Biodiversity

The individual fields are all bounded by hedgerows which can be a haven for wildlife.

Air Quality

No issues.

Land Status

Approximately 4.5ha of the site is grade 2 agricultural land (the south west side of the site). The remainder is grade 3.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport Considerations

Highway Access

Site is 3.0m above road, concerns of the topography. Roads are narrow and with out footways conflict would occur with pedestrians. Size of area for development would give rise to considerable traffic generation which would increase conflicts and capacity concerns such site would need secondary access which would necessitate widening of of signpost hill over entire frontage impacting on hedgerows and Devon banks . Considerable earth moving and cost would be required. Discount from SHLAA based upon impacts to the highway network and safety.

Infrastructure Capacity

No comments.

Access to Public Transport

Limited services not considered of a sustainable frequency.

Pedestrian and Cycle Links

DCC comments

Stage B – Social and Other Considerations

Access to services/facilities

Sandford has an education facility, shop, pub, daily transport service, mobile library service, village hall and post office.

Constraints to Delivery

Steeply sloping.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

Primary School can be expanded to support low levels of growth. Secondary transport required.

Compatibility and density

No adjoining residential development on which to benchmark density. Given village location, low density most appropriate.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

No

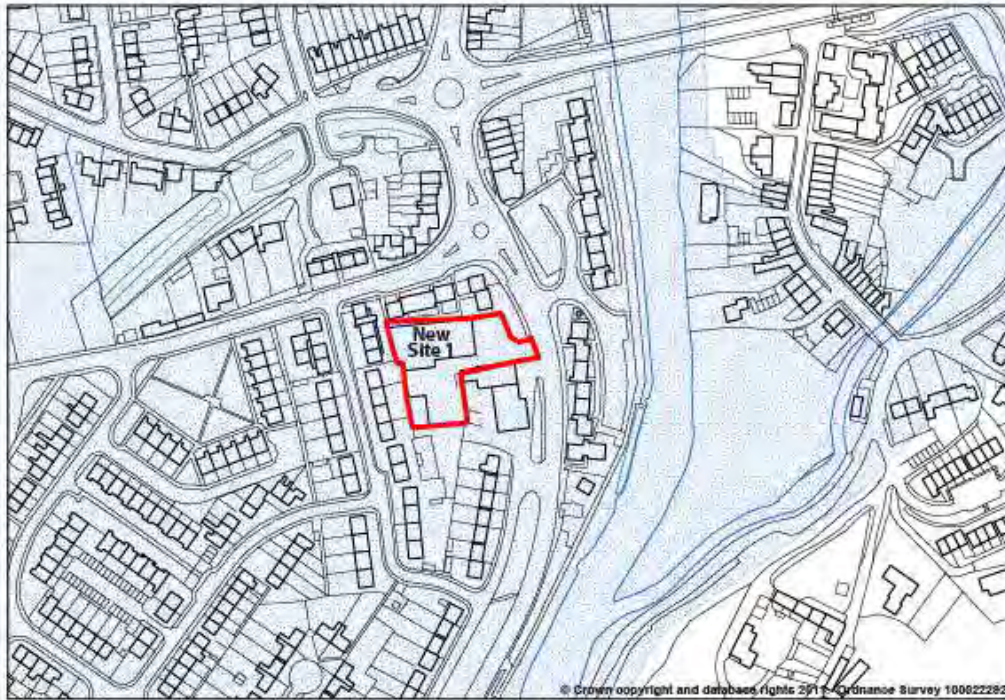
Landowners estimated development time:

**As soon as is
reasonable**

Settlement: Tiverton

Site Reference & Name: New Site 1, Westfield

Allocation Reference: N/a



Parish: Tiverton
Site Area: 0.22
Max yield: 11
Min yield: 7

Site description

This site is within Tiverton, in the Westexe area. It is currently used as a coach depot, and includes a number of workshop/garage buildings. The site is adjacent to a petrol station and has residential development along its north, west and south boundaries, which are separated from the site by high perimeter walls. Pre-application discussions took place between the landowners and the Council in 2012 (12/00784/PREAPP), for a scheme for seven houses and six flats. The focus of discussions fell on flood risk and the Council's policies to protect the loss of employment land. No further progress has since been recorded.

Stage A - Site Suitability

Strategic Policy

The site falls within the existing settlement limit of Tiverton.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Entirety of site is within flood zones 2 and 3.

A Main River is within close proximity to the eastern site boundary most probably a culverted watercourse. Any alterations or works within the river or in proximity must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary.

Flood Zone 2/3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site has largely been disturbed by later development. The HET would have no comments to make on the development of this site.

Impact on Landscape Character

The site is within the built environment of Tiverton, enclosed on all sides. There is no anticipated landscape impact.

Impact on Biodiversity

No designations.

Air Quality

No issues.

Land Status

The site is brownfield, being largely hardstanding.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

New junction will provide an engineering challenge and would necessitate significant offsite highway mitigation. Advise limiting site to traffic generation of existing use and any application should be supported by transport statement and safety audited design.

Infrastructure Capacity

No comments.

Access to Public Transport

Good services.

Stage B – Social and other considerations**Access to services/facilities**

Tiverton has a wide range of services and facilities. The town centre is in relative close proximity to the site.

Constraints to Delivery

The entirety of the site is within the flood zones 2 and 3 and any eventual scheme would need to mitigate any potential impact.

Open Space and Recreation

No loss.

Loss of Employment Land

The site is currently used as a coach depot, with associated offices and workshop. Redevelopment of the site would involve the loss of the employment land. The coach company have stated that they wish to relocate in order to upgrade their facilities and workshops.

Education infrastructure

Primary and secondary infrastructure required.

Compatibility and density

There are potential concerns with locating residential development adjacent to the petrol filling station, with design and layout needing careful consideration at application stage. Neighbouring density is generally medium which sets a reasonable benchmark.

Site Availability

Is the site immediately available for development?

No. The business would need to relocate first.

Soonest date available (if currently unavailable):

2016/17

Is it currently being marketed:

Yes

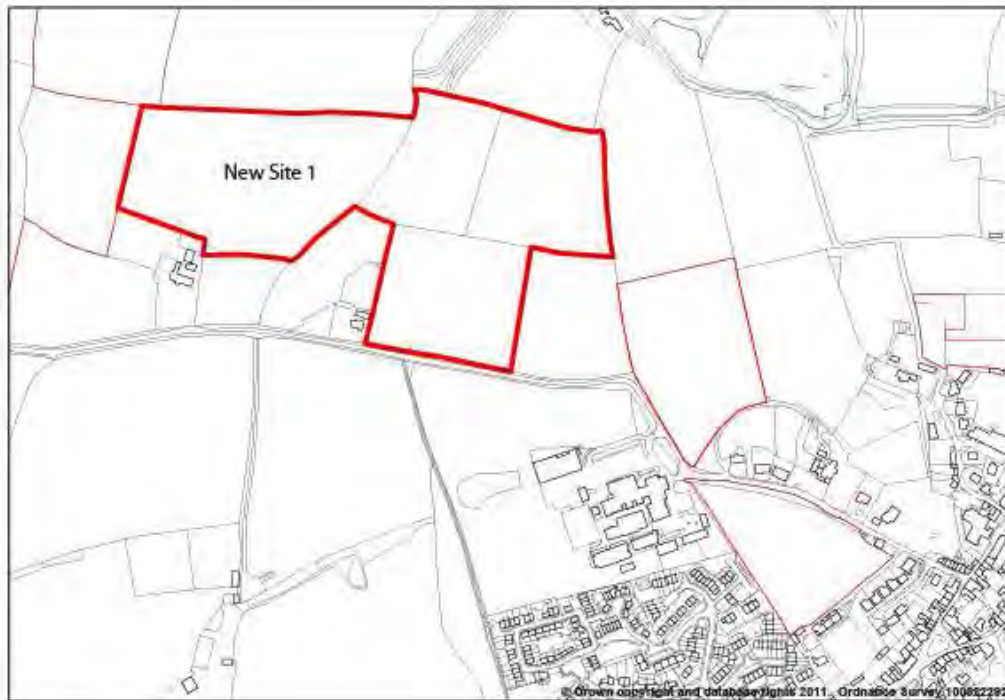
Landowners estimated development time:

1 year

Settlement: Uffculme

Site Reference & Name: New Site 1, Land at Hillhead Farm

Allocation Reference: N/a



Parish: Burlescombe / Uffculme

Site Area: 11.2ha

Max yield: 336

Min yield: 202

Site description

The site is located to the north of the village of Uffculme, about 5 miles north east of Cullompton. This site comprises four fields. It is poorly related to the settlement, being detached from the village, though the site does share a boundary with one of the school's playing fields. Boundaries are hedges and trees. The site slopes down to the north from the south before rising again at the most northerly element. Only one house is adjacent (to the west), the remaining immediate landscape is almost predominately agricultural. A public footpath runs through the site.

Site Suitability

Stage A

Strategic Policy

The site is located near to the village of Uffculme (a designated village under existing policy). The site is divorced from the settlement and is not adjacent to the existing settlement limit.

Biodiversity and Heritage

The Uffculme Conservation Area lies some distance to the south west. Bridwell Park, a nationally important historic park and garden lies to the south. Hill House Farm, is a grade II, and sits to the north, on elevated land, overlooking the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a less than 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site occupies a substantial area within a landscape that has evidence of prehistoric and Roman activity. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Biodiversity

No designations.

Impact on Landscape Character

This site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. This site is open in character, and offers wide views to the north and north-west. The ridge line to the north is clearly visible. At present this area is strongly agricultural in nature, and feels as such even further into the village along Chapel Hill where the housing is enclosed within existing boundaries, and views to the village are limited by the topography. There are very few buildings near to the site to mitigate any impact. There will be a large landscape impact as a result of developing this site.

Minerals Resources

The site is within the Mineral Consultation Area for Hillhead Quarry. Much of the site overlies the sand and gravel resource, and development would therefore sterilise this resource which is of regional importance. The site also adjoins permitted reserves at Houndaller, and the introduction of a noise sensitive use may constrain future mineral working.

Air Quality

No issues.

Access to Public Transport

Good services.

Access to services/facilities

Uffculme has two schools, shop, pub, daily transport service, doctors, mobile library service, village hall and post office.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

A public footpath runs north to south through the site.

Source Protection Zone

Not applicable in this location.

Open Space and Recreation

No loss, the impact on the public footpath would need to be considered.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Site is outside walking distance to facilities as set out in the superceded RPG10 but is connected to the footway network. Possible drainage issues and flooding may limit site. Technically feasible.

Education infrastructure

Primary school will have limited spare capacity to support future development and is on a constrained site and not easily expanded. Secondary school is at capacity and will need to be expanded to support increased children in and around area.

Compatibility and density

One dwelling and the school are the only adjacent non-agricultural uses, and therefore there is no obvious benchmark against which to guide density. There could be compatibility concerns, particularly related to noise, with the adjacent quarry site.

Site Availability

Is the site immediately available for development?

No

Soonest date available (if currently unavailable):

**Within 18
months**

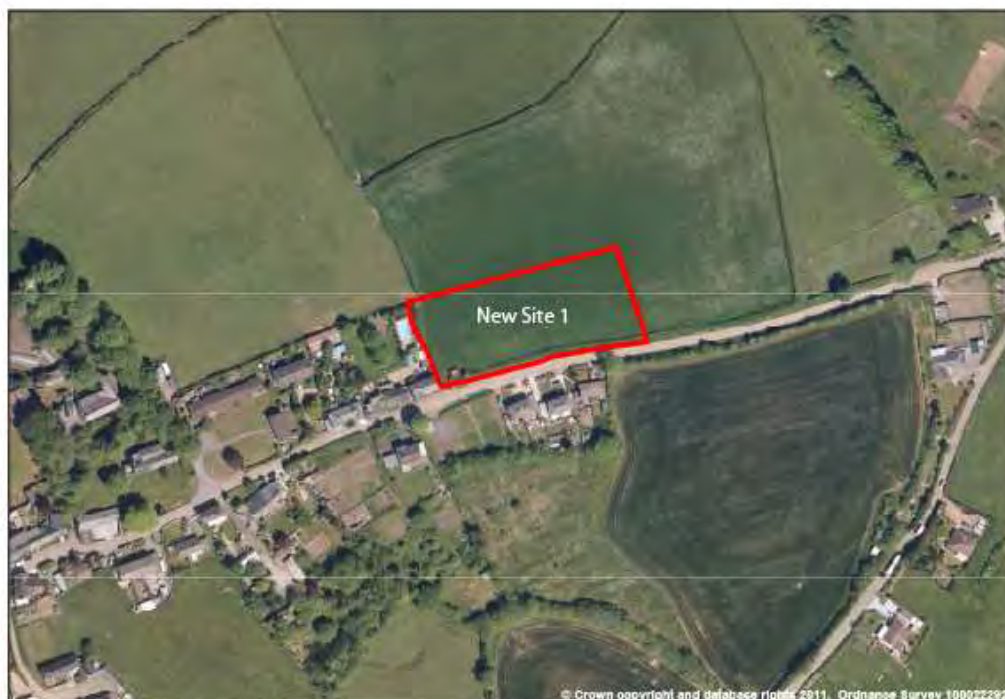
Is it currently being marketed:

No

Landowners estimated development time:

2 years

Allocation Reference: N/a



Parish: Wembworthy

Site Area: 0.5ha

Max yield: 20

Min yield: 12

Site description

This site is located on the eastern edge of the village of Wembworthy, which is approximately 15 miles north west of Crediton. It comprises part of a field currently in use for pasture. It is bounded to the south by a bank and hedging, with some buildings to the west and south (but on opposite side of the road). The site offers wide views away to the north. The field slopes from south down to north, though the area of the site is generally level.

Site Suitability

Stage A

Strategic Policy

Under existing policy Wembworthy is not a designated village. Under the Local Plan Review Options Consultation the Council has not proposed to change amend the status of the village.

Biodiversity and Heritage

Two listed buildings lie further west along the road, though the site is separated from them by other buildings. The site lies within the North Devon Biosphere Reserve (transition area). No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. No flood risk issues within the boundary to be aware of.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - Assessment of the Historic Environment Record (HER) suggests that the development of this site will not impact upon any known heritage assets.

Impact on Landscape Character

The site lies on the boundary of two LCAs: to the north lies the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The site itself falls within 'Farmed lowland moorland and Culm grassland', being a landscape formed of a small part of the extensive Culm Measures of North Devon. The dominant influence on the type is the heavy clay of the Culm Measures, giving rise in many places to poor wet soils created impeded drainage with numerous streams and ditches. The site is on high ground, and offers extensive views of the north of a strongly undulating and undeveloped countryside. View into the site are possible from the north and east. The buildings to the south shield the site from views from the south, and generally would provide a level of mitigation if a small scale development took place.

Impact on Biodiversity

There is a bank and hedging forming the southern boundary which may harbour wildlife.

Air Quality

No issues.

Land Status

Grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations**Highway Access**

Site is remote from all services but is technically feasible; site would require housing need justification without which discounts it from allocation.

Infrastructure Capacity

No comments.

Access to Public Transport

No bus services.

Stage B – Social and other considerations**Access to services/facilities**

The village has an education facility, village hall and mobile library service.

Constraints to Delivery

None.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education infrastructure

School transport of implications to primary and secondary schools.

Compatibility and density

Adjacent dwellings are low density and provide a sensible benchmark. No concerns regarding compatibility.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is it currently being marketed:

No

Landowners estimated development time:

1-2 years

Settlement: Wembworthy
Site Reference & Name: New Site 2, The Farm
Allocation Reference: N/a



Parish: Wembworthy

Site Area: 0.4ha

Max yield: 20

Min yield: 12

Site description

The site is located to the west side of the village of Wembworthy, which is approximately 15 miles north west of Crediton. The site is currently used as a scrapyard, and on the site there are a number of corrugated tin sheds, agricultural buildings and a large quantity of scrap material. The site is divorced from the main body of the village. It is bounded by hedgerows and a large number of trees, which currently screens it from view from the village. Pre-application discussions were held for change of use to a single dwelling in 2012, where the Council advised that planning permission for residential development would not likely be granted.

Site Suitability

Stage A

Strategic Policy

Under existing policy Wembworthy is not a designated village. Under the Local Plan Review Options Consultation the Council has not proposed to change amend the status of the village. The site is also divorced from the main part of the village.

Biodiversity and Heritage

The site is within the North Devon Biosphere Reserve (transition area). No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. No flood risk issues within the boundary to be aware of.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - Assessment of the Historic Environment Record (HER) suggests that the development of this site will not impact upon any known heritage assets.

Impact on Landscape Character

The site lies on the boundary of two LCAs: the north western corner falls within the 'River valley slopes and coombes' landscape character area. This area typically falls within the River Exe valley and often has steep, wooded sides and a strong sense of enclosure within a lush valley landscape. The south eastern element falls within the 'farmed lowland moorland and Culm Grassland' area and forms a small part of the extensive Culm Measures of North Devon. The dominant influence on the type is the heavy clay of the Culm Measures, giving rise in many places to poor wet soils created impeded drainage with numerous streams and ditches. The site slopes gently away to the west but is well screened from views from the north and east by trees. Views from the site are to the west where the land dips. The separation of the

site from the village means that the urban backdrop is too distant to provide any mitigation.

Impact on Biodiversity

There are a large number of trees in the perimeter of the site, as well as hedging. These could harbour a range of wildlife.

Air Quality

No issues.

Land Status

Part of the site is in use as a scrap yard, the remainder is grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations

Highway Access

Site is remote from all services but is technically feasible. Site would require housing need justification without which discount from allocation.

Infrastructure Capacity

No Comments.

Access to Public Transport

No bus services.

Stage B – Social and other considerations

Access to services/facilities

The village has an education facility, village hall, church and mobile library service.

Constraints to Delivery

Potential for contaminated land.

Open Space and Recreation

No loss.

Loss of Employment Land

This site is in use as a scrapyard but is unconsented.

Education infrastructure

School transport of implications to primary and secondary schools.

Compatibility and density

Nearest dwellings are low density, though they are not immediately adjacent. The scrapyards would need to move in its entirety, otherwise there would be the potential for compatibility concerns if residential development were acceptable on this location.

Site Availability

Is the site immediately available for development?

No

Soonest date available (if currently unavailable):

**Before March
2015**

Is it currently being marketed:

No

Landowners estimated development time:

1 year

Settlement: Westleigh

Site Reference & Name: New Site 1, Land south of Westleigh

Allocation Reference: N/a



Parish: Burlescombe
Site Area: 2.07ha
Max yield: 62
Min yield: 37

Site description

The site is located to the south of the village of Westleigh. It is outside of the settlement limit, but adjacent to is along its northern boundary. The site has a gentle slope from west to east and is comprised of two fields, being bisected by a hedgerow. The site is bounded by tall trees and hedging. It is adjacent to two public roads to the north and west and a private road to the south. Power lines go over the site. The southern part is used as a paddock, and has an agricultural building on its western part, along with a small stone wall. Existing vegetation and trees limits views into the site from any of the current dwellings.

Stage A - Site Suitability

Strategic Policy

The site is outside, but adjacent to the existing settlement limit of Westleigh. The Council proposed in the recent Local Plan Review consultation to remove Burlescombe and Westleigh from being a designated village.

Biodiversity and Heritage

No European designations or SSSIs. The Grand Western Canal conservation area runs some distance to the south of the site.

Flood Risk

Flood zone 1.

The Flood Map for Surface Water shows a low risk of flooding from surface water in areas. Also on the boundary there is an area with a high risk of flooding from surface water. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps show a greater than 75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact upon any known heritage assets.

Impact on Landscape Character

The eastern part of the site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of

rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. This makes up 41% of the total area of the site. The western part of the site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by having a gently rolling and strongly undulating landscape which is intensively farmed. This makes up 59% of the total area of the site. The existing boundaries screen the site from many inward views. The site does offer some distant views to the east however.

Impact on Biodiversity

Site is located within 2km of an existing greater crested newt record. The Grand Western Canal Local Nature Reserve/County Wildlife Site lies some distance to the south of the site. There are a number of trees on the site as well as hedgerows which can be a haven for wildlife.

Air Quality

No issues.

Land Status

Agricultural land grade 3

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable in this location.

Stage B – Transport considerations

Highway Access

Technically feasible but would require road widening and look to provide off road parking for existing residents. However site is outside walking distance to primary school and there is no shop. Site is unsustainable and should be discounted from the allocations.

Infrastructure Capacity

No comments.

Access to Public Transport

Westleigh has limited public transport provision - two weekly buses to Tiverton and one to Exeter. With the number of new houses proposed increasing it may be appropriate to seek a contribution to improve services.

Stage B – Social and other considerations

Access to services/facilities

Westleigh has very few services or facilities.

Constraints to Delivery

None.

Open Space and Recreation

No loss

Loss of Employment Land

No loss

Education infrastructure

Development is some distance from schools. Primary schools occupy constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand. Contributions towards secondary infrastructure and transport for both primary and secondary.

Compatibility and density

No compatibility concerns. Adjacent housing density is low.

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

Not stated

Is it currently being marketed:

Not stated

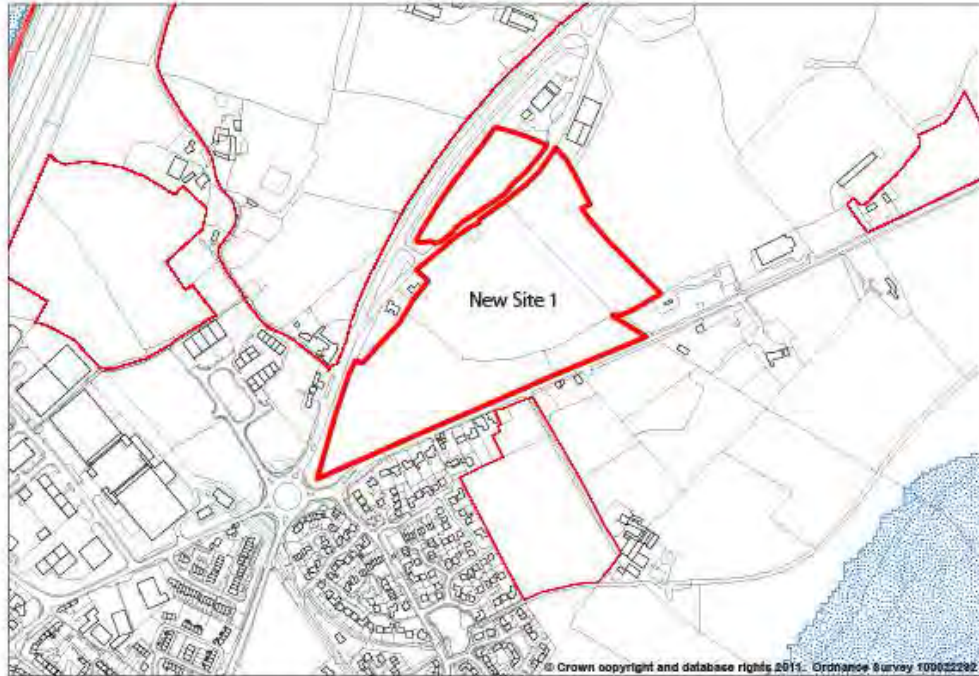
Landowners estimated development time:

Not stated

Settlement: Willand

Site Reference & Name: New Site 1, Land NE of Four Crosses Roundabout

Allocation Reference: N/a



Parish: Halberton / Willand

Site Area: 9.32 ha

Max yield: 280

Min yield: 168

Site description

This site is located on the northern boundary of Willand. It comprises five fields which are adjacent to the settlement, but separated by main roads which run either side (the B3181 and B3440), and along which traffic passes quickly. A lane runs through the northern part of the site, but this has been closed off shortly along its length, with the lane used for the parking of coaches. This is a flat site, with low boundary treatments between the site and the southern side. There are trees along the north-west boundary. A pub and petrol station site opposite the west side of the site (on the opposite side of the B3181). Housing lies on the other side of the road opposite the south east part of the site (on the opposite side of the B3440).

Site Suitability

Stage A

Strategic Policy

The site sits adjacent to Willand, a designated village under existing policy.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of high archaeological potential, where prehistoric activity in the immediate vicinity is recorded in the Historic Environment Record and has been demonstrated by archaeological investigations in advance of construction work in the surrounding areas. In accordance with the NPPF, any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Biodiversity

There are two areas of Deciduous Woodland Priority Habitats to the south east of the site.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat but is quite large, so there is the potential for impacts. View from the site to the east are distant and wide, but to the north are screened by mature trees. The adjoining modern housing would provide a degree of mitigation, but this is limited given the distance between the site and the nearby houses and commercial buildings (i.e. they are separated by roads).

Minerals Resources

Not applicable.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Access to Public Transport

Suitable bus services available.

Access to services/facilities

Willand has a school, shop, pub, daily transport service, doctors, mobile library, post office, village hall and petrol station.

Land Status

Grade 3 agricultural land.

Constraints to Delivery

The south western corner of the site falls within a Railway Junction Consultation Zone.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments.

Highway Access

Site can be accessed from B3440 and from rear old road transport assessment needed to look at capacity of number of junctions including impact on Junction 28 which may be prejudiced by this development in capacity terms. Highway Authority and Highways Agency would need to be satisfied that suitable measures at junction 28 could be put in place before any development takes place

Education infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. High level of development could result in new primary infrastructure

Compatibility and density

Surrounding density is low-medium. No concerns over compatibility.

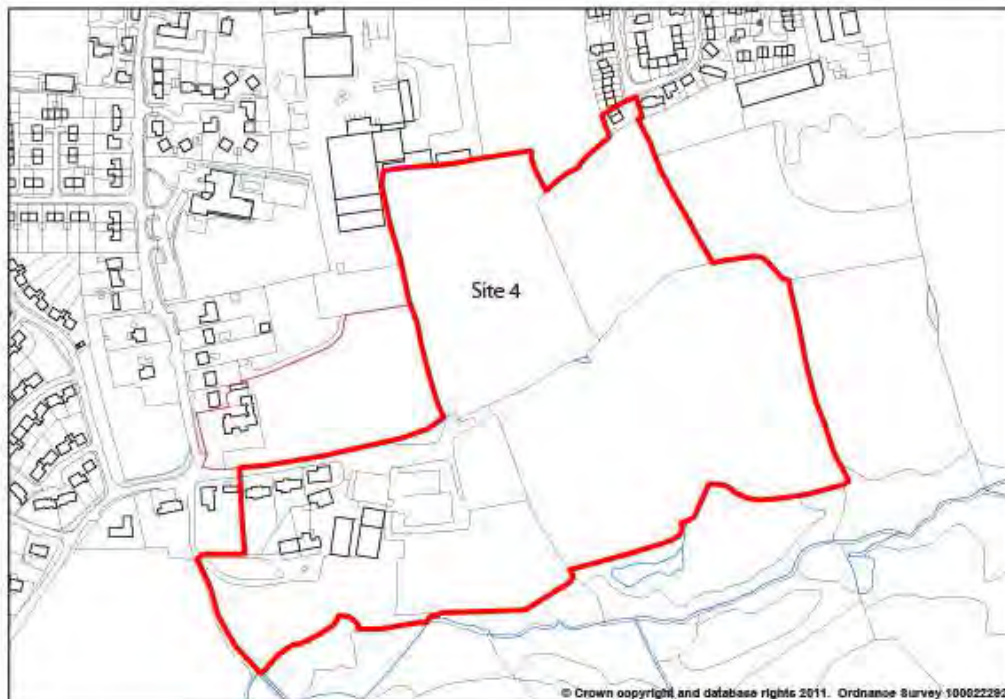
Site Availability

Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	2016/17
Is it currently being marketed:	No
Landowners estimated development time:	5 years

Larger/Reconsidered Sites

Settlement: Bow

Site Reference & Name: Site 4, East Langford Farm



Parish: Bow
Site Area: 11.1ha
Max yield: 333
Min yield: 200

***Note:** This site was considered by the panel in 2013 and was considered achievable for 25 dwellings only, with access via Iter Park. The landowner has queried this total and has also stated that access via Station Lane could be achieved.*

Site description

The site is located on the southern side of the village of Bow and is comprised of a number of fields, farm buildings and dwellings. This site contains a large amount of land, which is gently rolling and adjacent to housing to the north west, west and north east. The site is visible from the ridge line to the south and south west.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit. Adjacent along parts of northern and western boundaries.

Biodiversity and Heritage

The site is adjacent to the Nymet Barton Marsh SSSI. No European wildlife sites or SSSI designations on the site.

Flood Risk

Flood zone 1. A pond and stream are located to the south of the site. A flood risk assessment would be required to determine the effect of development on these sites.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site occupies a large area in a landscape where prehistoric settlement and funerary activity is recorded in the vicinity. Any planning application for development here should be supported by a programme of archaeological work to allow the impact of the development upon the heritage asset to be understood.

Impact on Biodiversity

Adjacent to two areas of Deciduous Woodland Priority Habitats.

Impact on Landscape Character

The site sits astride the boundary of two landscape character areas. The northern part is classified as 'Lower rolling farmed and settled valley slopes', which is characterised by being a gently rolling and strongly undulating landscape which is intensively farmed. The south of the site falls within the 'Sparsely settled and farmed valley floors' which is typified by relatively flat or gently sloping valley bottoms consisting of streams and rivers. Large parts of

the site are viewable from the south, particularly from the ridge line in the intermediate distance. Many parts of the site are divorced from the existing settlement, and development of them would have a large impact on the character of the immediate area.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

A reasonable bus service is available on the A3072.

Access to services/facilities

Bow has a reasonable convenience store, but it lies about 1.25 km distant. Other facilities in the village include a school, pub, doctors, mobile library and village hall. Other services require travel.

Land Status

Greenfield. Grade 2, 8.6ha (77% in North of site)
 Grade 3, 1.3ha (12% in South of site)
 Grade 4, 0.5ha (5% in South of site)

Brownfield 0.7ha (6% West part of site)

Constraints to Delivery

6ha (54% West) within the East Langford Farm Waste Consultation Zone (largely related to historic landfill sites, and requiring consultation to be undertaken with Mid Devon District Council's Environmental Health team).

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Original highway authority comment: The existing accesses are of inadequate width to accommodate a carriageway and footway. The site is therefore considered landlocked.

Subsequent highway authority comment: HA visited lter close and the site could be accessed from there for a small number however it would be dependent on land in the control of both number 1 and 2 in the south west

corner. Would only serve small increase up to 25 dwellings. Existing estate has issues with parking particularly on the bend to the north of the play area which causes a restriction therefore suitable level of parking need to be imposed.

Pedestrian and Cycle Links

Pedestrian facilities to access Station Road would be required.

Compatibility

No concerns.

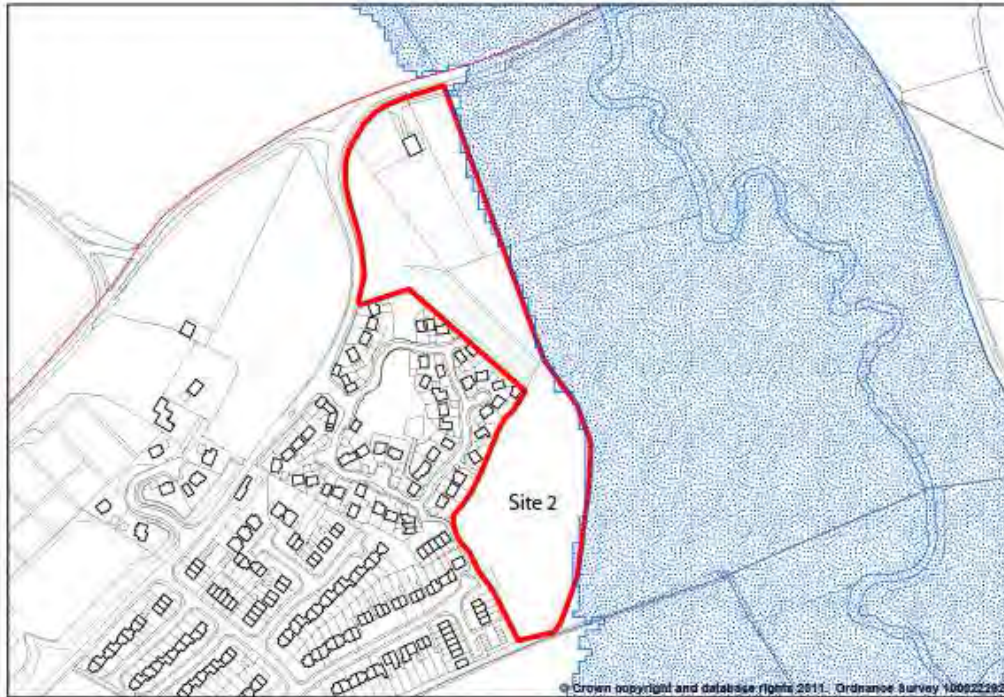
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	2-3 years

Settlement: Crediton

Site Reference & Name: Site 2, Land off Exhibition Road/Cromwells Meadow

Allocation Reference: AL/CRE/3 “Cromwells Meadow”



Parish: Crediton
Site Area: 3.7ha
Max yield: 111
Min yield: 67

***Note:** This site was considered by the panel in 2013 and was considered achievable. The landowners have submitted a larger site area, extending the north east part of the site as far as the flood zones. New or updated comments are in italics.*

Site description

The site lies to the east of Crediton with residential development to the west and agricultural land to the south and east of the site. The A3072 runs along the northern boundary. The site is flat agricultural land alongside the floodplain, and sloping as it rises to join Cromwells Meadow. Trees planting makes up its northern half. The site is currently allocated for 50 dwellings.

Stage A - Site Suitability

Strategic Policy

Part of site is within the existing settlement boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1, though the site adjoins flood zones 2 and 3 along its eastern boundary. A local resident suggested during the site visit that the area has been known to flood.

Groundwater flooding maps show a 50-75% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Some historic flooding has occurred within the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential on the western edge of the flood plain. Any archaeological mitigation here could be implemented through an appropriately worded archaeological condition applied to any consent that might be granted.

Impact on Biodiversity

Part of the very north east corner and extending westwards in line with the floodplain is potential priority habitat 'floodplain grazing marsh'. There are a large number of immature trees across part of the site which could harbour a variety of biodiversity.

Impact on Landscape Character

This site falls within the 'Sparsely settled farmed valley floors' landscape character area. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. There is likely to be minimal impact to the landscape character, as the existing housing provides a level of mitigation and the north eastern part of the site is compiled of dense vegetation which provides a level of screening. However, the extended site area brings the site further down the hillside on to the flat plain beside the floodplain. This will increase the visibility of the site from the approach road into Crediton, with potential for greater landscape impacts. There is also the possibility of cumulative impacts when considered alongside other proposed sites nearby.

Air Quality

Exeter Road issues which the delivery of the link road should assist. Site will have an impact on the Crediton Air Quality Management Area and will require mitigation.

Land Status

Grade 3 agricultural land.

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable.

Stage B – Transport considerations**Highway Access**

From Cromwells Meadow. Access from Willow Walk for vehicles and with footway cycleway, emergency access to A3072 off development. Junction analysis will be required to determine capacity and any accomodation works.

Infrastructure Capacity

No issues

Access to Public Transport

Regular service to the town centre. The A377 has a regular bus service. Crediton rail station lies about 1.5 km distant. *Bus provision is acceptable.*

Pedestrian and Cycle Links

There are existing pedestrian facilities.

Stage B – Social and other considerations**Access to services/facilities**

Crediton has good services.

Constraints to Delivery

Part of the site floods and there is dense planting across the northern part of the site.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss

Education infrastructure

Contributions required to support expansion of Primary provision currently at capacity.

Compatibility and density

No concerns (regarding compatibility). The adjacent housing is low-medium density.

Site Availability

Is the site immediately available for development?

Yes

Is the site currently being marketed?

No

Soonest date available (if currently unavailable):

N/a

Landowners estimated development time:

2 years

Settlement: Morchard Bishop
Site Reference & Name: Site 1, Land west of Greenaway
Allocation Reference: AL/MB/1 "Greenaway"



Parish: Morchard Bishop

Site Area: 1.8ha

Max yield: 72

Min yield: 43

***Note:** This site was assessed by the panel in 2013 and was deemed achievable. The landowner has suggested the site could be bigger. This assessment considers the larger site area. New or updated comments are in italics.*

Site description

The site comprises agricultural land to the west of Morchard Bishop. The site slopes from north to south and is bound to the north by further agricultural land. To the west is an allotment site. To the east the site is bounded by 1970s residential development and to the south by a highway and farmstead. The south east corner was allocated in 2010 for 10 affordable dwellings.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. No flood risk issues for DCC Flood Risk Management to be aware of.

Stage B – Environmental considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies to the west of a possible prehistoric funerary monument, identified through aerial photography. Any development here has the potential to expose archaeological and artefactual deposits associated with this nearby, known, prehistoric activity. Depending upon the nature and impact of any proposed development here a planning application may need to be supported by an appropriate programme of archaeological work to allow the impact upon any heritage assets to be understood and the appropriate mitigation implemented.

Impact on Landscape Character

The site falls within the 'Lower rolling farmed and settled valley slopes' landscape character area. This area is typified by its gently rolling and strongly undulating form and an intensively farmed agricultural area. However, development of this site would have minimal impact on character of landscape as it is bound to the east by existing development which already provides a backdrop of the built environment.

Impact on Biodiversity

No designations. There are a number of hedgerows bordering the site.

Air Quality

No issues.

Land Status

Greenfield Grade 3

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable

Stage B – Transport considerations**Highway Access**

There is existing farm access into the site from the road immediately to the South. There is a possible further access via the eastern boundary from the Greenway Estate. Technically feasible provision of secondary access and footway provision through site 1 would require road widening and provision of footway over site frontage

Infrastructure Capacity

No issues.

Access to Public Transport

Limited services not considered of a sustainable frequency.

Pedestrian and Cycle Links

The village centre is accessed via a quiet road

Stage B – Social and other considerations**Access to services/facilities**

There is a pub, shop and sports facility within Morchard Bishop which are easily accessible.

Constraints to Delivery

Possible issues with access and topography.

Open Space and Recreation

No loss. Site could provide footpath link to the allotments to the west.

Loss of Employment Land

No loss.

Education Infrastructure

The primary school is forecast to have some spare capacity to support development however school cannot be easily expanded. Secondary school transport required.

Compatibility and density

The site follows on from 1970s low density dwellings, generally semi-detached, or in terraces of three. Any development on this site should reflect this existing density.

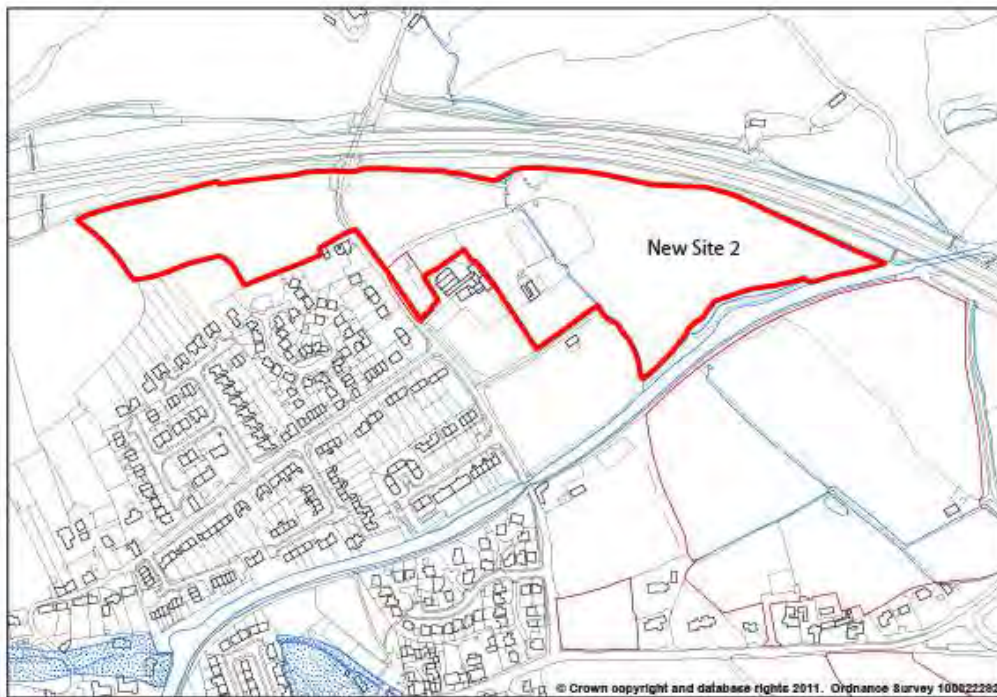
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	2 years

Settlement: Sampford Peverell

Site Reference & Name: Site 2 (larger area), Land off Whitnage Road

Allocation Reference: N/a



Parish: Sampford Peverell

Site Area: 9.4 ha

Max yield: 257

Min yield: 154

Note: *Site 2 was considered by the SHLAA panel in 2013 and was deemed achievable. Adjoining landowners have put forward additional land (i.e. land at Mount Pleasant Farm has been added to the site). Given the proximity to site 2 it has been incorporated into one large site for joint consideration.*

Site description

The site bounds the A361 and straddles Whitnage Road where it passes underneath the A361. Whitnage Road is a narrow country lane at this end. The western field gently slopes downhill west to east, bounded by established hedgerows and some large trees. This part of the site is well above the level of Whitnage Road, needing steps up the bank to access the public right of way across the field. There is a more level access off Whitnage Road, further to the south. The site immediately east of Whitnage Road is also shielded by a tall 3-4m hedge bounding the narrow lane. An agricultural track provides access into this part of the site, where the land slopes downhill to south and east. The far eastern part of the site slopes mainly downhill to the south. It is well enclosed in the landscape, with a stream running along the SW boundary and meeting with the canal at the SE boundary. The canal is not visible from the site, buffered by dense vegetation. The sound of traffic on the A361 is very noticeable. Development along Whitnage Road becomes very sparse as the road leads out of the village. This site is agricultural land with no clear relationship to the village. *The larger site area includes part of the holdings of Mount Pleasant, a small 'hobby' farming enterprise of 5 acres in total. These fields are to the south of the original submission, and are undulating. The new land is in closer proximity to the rest of the village. The house, outbuildings and some grounds are not part of the site, though the landowner has stated they could be considered at a future date. This part of the site offers wide and long-distance views to the south.*

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit though adjacent along much of the southern boundary.

Biodiversity and Heritage

The canal is a conservation area. There are listed lime kilns in the northern part of the site. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1. A stream follows the boundary of the fields within the site and a flood risk assessment may be required to determine any potential impact.

An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon

County Council Flood Risk Management and Land Drainage Consent requested and approved where necessary.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Groundwater flooding maps shows up to 25% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies in an area of archaeological potential in an area where prehistoric activity is indicated by find spots of flint tools in the surrounding landscape. Development of the site may exposed further evidence of prehistoric activity here. Any archaeological mitigation here could be implemented through an appropriately worded archaeological condition applied to any consent that might be granted.

Impact on Biodiversity

The canal is a County Wildlife Site/Local Nature Reserve. There is a network of hedgerows throughout the site.

Impact on Landscape Character

The eastern part of the site falls within the 'Upper farmed and wooded valley slopes' landscape character area. These areas are typified by having a steeply rolling landform, being a lush and fertile land which gives rise to extensive tracts of medium-scale fields of permanent pasture. The western part of the site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. All parts of the site are well enclosed in the landscape, with no far-reaching views. The eastern part of the site is particularly low-lying as it leads down to the stream and canal. Housing development east of Whitnage Road would have an adverse impact on the character of the rural landscape which is clearly divorced from the existing settlement. The additional land of Mount Pleasant has wide views to the south, as far as the Blackdown Hill on a clear day. The area closest to Whitnage Road is much more enclosed within the existing boundaries. The site slopes away to the south so is visible from afar, and there would be a landscape impact associated with developing this area.

Air Quality

None.

Land Status

Greenfield Grade 3

Minerals Resources

Not applicable.

Source Protection Zone

Not applicable.

Stage B – Transport Considerations

Highway Access

Whitnage Road would require widening over the site frontages. Adequate accesses are achievable. *Transport assesment should determine the required works at junction of Whitnage road and Lower Town to cater for development* Whitnage road would require widening and provision of footways from site to Lower town secured numbers would be limited to those acceptable from a single point of access.

Infrastructure Capacity

For routes to the west see Halberton comments. There is a restriction at the canal bridge.

Junction 27 currently suffers from congestion in the peak periods, and new development within this area is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence. Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in the attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.

Access to Public Transport

Near a bus route with an hourly or greater service. Tiverton Parkway rail station is 1.7 km distant. Regular bus service from Tiverton Parkway train station. Bus stops in the village centre. *Suitable bus services are within walking distances.*

Pedestrian and Cycle Links

Would need to be provided. No footpaths at this end of Whitnage Road. Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand.

Stage B – Social and Other Considerations

Access to services/facilities

Very limited nearby services.

Sampford Peverell has:

- Shop with post office
- Pubs
- Primary school
- Play area
- Sports facilities
- Doctors' surgery
- Village hall
- Mobile library service

Constraints to Delivery

- Contaminated land: Quarrying 0.2ha (3% middle of east field)
- Quarry consultation zone, majority of site
- Access: poor visibility from existing track on Whitnage Road.
- Capacity of Whitnage Road to support more traffic?
- Poor relationship of site east of Whitnage Road to village
- Potential impact to canal
- *Multiple landowners*
- *Height differential between site and road*
- *Sloping topography across much of the southern part of the site*

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education Infrastructure

The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand.

Compatibility and density

There are only occasional houses and farms in the immediate vicinity. Large-scale housing would not be appropriate here unless planned as part of a large village expansion, and even then the development of the eastern part of the site would be at odds with local character. The western end of the site has a better relationship with the existing village and low-medium density (20-30d per ha) might be acceptable here. *Potential for noise impacts associated with the proximity of the site to the A361.*

Site Availability

Is the site immediately available for development?

Yes

Soonest date available (if currently unavailable):

N/a

Is the site currently being marketed?

No

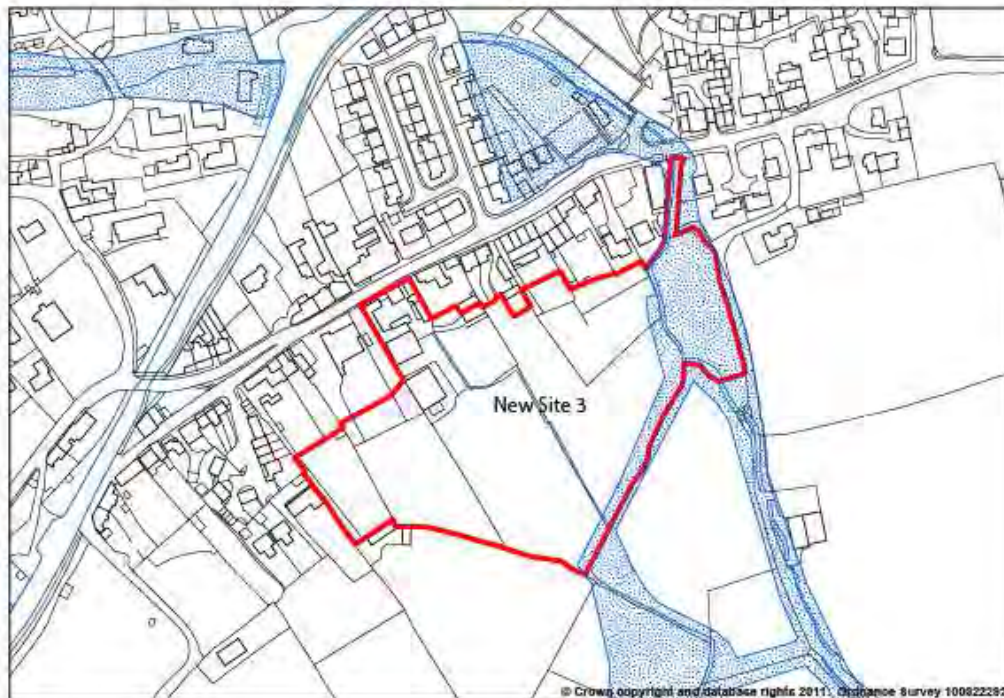
Estimated development time:

1 year

Settlement: Sampford Peverell

Site Reference & Name: Sites 3 & 4 (combined), Morrells Farm

Allocation Reference: N/a



Parish: Sampford Peverell

Site Area: 3ha

Max yield: 70

Min yield: 42

***Note:** Sites 3 and 4 were put in front of the panel in 2013 but were considered unachievable due to being landlocked. The original submission actually included a larger site area with road frontage, of which the panel should have had sight. The sites have been combined and the comments updated according to the new site area. The site is therefore re-submitted to the panel for consideration.*

Site description

This site is located along the southern fringe of the village of Sampford Peverell. It is a reasonably level site, sloping gently downhill north to south. There is an existing farm access off Chains Road, which emerges between two agricultural buildings (one modern, one much older). Demolition may need to take place to secure a suitable access through this point. There is two much smaller alternative accesses to the western part of the site via the rear of the Merriemeade pub car park and also via a nearby track off Chains Road. The eastern part of the site is accessed from a narrow overgrown public right of way (PROW) next to the village hall. A stream runs beside the PROW. The site adjoins the settlement limit and sits behind existing buildings that front on to the road. The western part of the site has a 2000s cul-de-sac off Chain's Road further to the west. The eastern part is situated directly behind existing development towards the edge of the village, where housing is generally newer and lower density. There are temporary pre-fabricated units to the rear of the village hall at the site's north east boundary. There is a network of hedges across the site and a number of trees. A low stone wall divides part of the western end of the site.

Stage A - Site Suitability

Strategic Policy

Outside, though adjacent to existing settlement limit.

Biodiversity and Heritage

Two grade II listed buildings sit adjacent to the site, the Merriemeade Hotel and the Morrells Farmhouse (3 Lower Town). The Sampford Peverell conservation area lies immediately adjacent to the north, and cuts across the eastern part of the site. The conservation area could be affected by the new access. No European wildlife sites or SSSI designations.

Flood Risk

Mostly, flood zone 1, though 0.67ha along the eastern boundary is within flood zones 2 and 3 (where a stream runs parallel to the public right of way). A flood risk assessment may be needed to understand the impact.

An ordinary watercourse is within the site /on the site boundary. Any alterations or works within the watercourse must be discussed with Devon County Council Flood Risk Management and Land Drainage Consent

requested and approved where necessary.

Flood Zone 3 is within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment.

The Flood Map for Surface Water shows a high risk of flooding from surface water in areas. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

MDDC Conservation comments (provided after the 2014 panel meeting) - Sampford Peverell sites 3 and 4 Morrells Farm. Over and above the impact on Morrells farmhouse a Grade II listed building the proposed development site would have a detrimental impact on both the setting of the conservation area and on the significance, character and appearance of the conservation area. The conservation area appraisal identifies a number of important unlisted buildings and features such as stone walls and the leat / mill stream that are either within or adjacent to the proposed site. Of particular concern is the proposed access point which would require the demolition of a stone frontage wall and a group of traditional farm buildings. These elements of the conservation area lie within the historic core also noted as an archaeologically sensitive area. The stone boundary walls are typical of old boundary walls in the village. Their importance was recognised by the requirement for rebuilding when a new agricultural building was constructed adjacent to an altered entrance; the wall was rebuilt using the same stone laid in the traditional way and succeeded in retaining the sense of enclosure of the frontage. The conservation area appraisal notes that many buildings stand at the back edge of the pavement and there are few gaps between the groups of buildings. The development of the land would give rise to an intrusive access breaching the existing visual enclosure arising from the courtyard walls and buildings. The courtyard of traditional stone buildings behind gives a strong sense of the agricultural activity that underpins the character of the conservation area. In summary I would have concerns about the loss of the walls to the frontage, loss of the traditional agricultural buildings, the visual impact of a modern estate road, the loss of enclosure, the impact on the setting of the conservation area and on the setting of the listed and important unlisted buildings and features.

Impact on Biodiversity

No designations. There is a network of hedges in the southern part of the site, as well as a number of trees which could be a haven for wildlife. The stream to the east may also act as a habitat. The barns adjacent to Chains Road may also act as a habitat for protected species, such as barn owls, which would be affected if demolition of the buildings was required.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is low-lying in the landscape, with no far-reaching views. Minimal landscape visual impact.

Minerals Resources

No comments.

Air Quality

No issues.

Land Status

Greenfield Grade 3. Some of the site is developed, and consists of a range of agricultural buildings.

Source Protection Zone

Not applicable.

Stage B – Transport Considerations**Highway Access**

Provision of suitable access to site may necessitate the demolition of the farm buildings and suitable footway/ cycleway/ secondary access provision to the east should be provided. Transport assessment will be necessary and should include impact on Halberton traffic calming.

Infrastructure Capacity

Junction 27 currently suffers from congestion in the peak periods, and new development within this area is likely to add to the pressure already experienced, affecting the ability of the M5 motorway to fulfil its strategic function. There is a Devon led highway improvement scheme to increase capacity and safety at the junction, which has been agreed with by the Highways Agency. This improvement scheme will provide adequate capacity to accommodate traffic likely to be generated by current allocations within the Core Strategy. In order to confirm that the same or further improvement could accommodate traffic from additional development, further analysis will be required. This analysis should consider the effect of the development to be included within the Core Strategy stage and be based on sound evidence.

Where further transport interventions are necessary to accommodate the traffic implications of the Core Strategy then these interventions should be identified at Core Strategy stage. Advice on the preparation of a sound transport evidence base, in so far as the Agency is concerned, is set out in

the attached note. Further information can also be found in DfT Circular 02/2013 'The SRN and the delivery of sustainable development'.

Access to Public Transport

Bus service is acceptable.

Pedestrian and Cycle Links

Would need to be provided.

Within the village, pedestrian and cycle links are good, with access to the Grand Western Canal and the cycle path connecting the train station to Tiverton and Willand.

Stage B – Social and Other Considerations

Access to services/facilities

Very limited nearby services/facilities.

Sampford Peverell has:

- Shop with post office
- Pubs
- Primary school
- Play area
- Sports facilities
- Doctors' surgery
- Village hall
- Mobile library service

Constraints to Delivery

- Adjacent to contaminated land: former factory (western boundary)
- Access could impact on the character of the conservation area.
- Loss of pub beer garden which serves as a children's play area and recreational space.
- Potential impact on listed buildings and the character and setting of the conservation area.

Open Space and Recreation

Loss of part of pub beer garden.

Loss of Employment Land

No loss.

Education Infrastructure

The primary school is on a constrained site but is forecast to have some limited spare capacity to support future housing development however has very limited capacity to expand.

Compatibility and density

The relationship with nearby listed buildings would be problematic but the site would not be the first example of backland development in the village. Impact

could be mitigated through design. Medium density (30-40d per ha) to reflect varied character and density of housing in the area.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	2 years

Settlement: Thorverton

Site Reference & Name: Site 1a (larger area) Allotments and paddock

Allocation Reference: N/a



Parish: Thorverton
Site Area: 1.15 ha
Max yield: 46
Min yield: 28

***Note:** Site 1 was originally two sites either side of the road, submitted by separate landowners. The landowners of the western site have submitted additional land to be considered but have requested that this be considered only alongside their own holdings, not those on the east side of the road. This appraisal has therefore been updated to reflect only the land on the west side. New or updated comments are in italics.*

Site description

The site is located on the edge of the settlement of Thorverton. It is currently being used as a paddock (eastern part) and allotment (western part). The site is located close to the village shops, within walking distance. The boundary of the site is comprised from hedgerows and trees which screen views to the east. A number of houses on Broadlands adjoin and overlook the site. A lane is adjacent which leads to Brampford Speke and Exeter. The site can also be accessed via the garages at the end of Broadlands, this being the current access point to the allotments.

Site Suitability - Stage A

Strategic Policy

Outside settlement limit of Thorverton, but adjacent along northern boundary. Thorverton is a designated village under existing planning policy. This status was proposed to be retained within the recent Local Plan Review Options Consultation.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site lies just to the north of a large probably prehistoric enclosure site. In accordance with the NPPF any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Biodiversity

There is a Traditional Orchard Priority Habitat to the west of the site. The site is bounded by hedgerows which can be a haven for wildlife. The current allotments may also attract a range of wildlife.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site has distant views of the site from the west, but this could be limited through the use of screening. The site itself is fairly level and there would be limited visual impact on the character of Thorverton.

Air Quality

No issues.

Land Status

Greenfield Grade 1

Minerals Resources

None.

Source Protection Zone

Part of the site (south eastern) is within Zone 3 Source Protection Zone.

Stage B – Transport Considerations**Highway Access**

Original highway authority comment: Site 1 west has a limited highway frontage to the C23 which at this location is subject only to the national speed limit. An adequate site access cannot be achieved without a lowering of the speed limit. Site 1 east can be accessed from both the C23 and School Lane. The latter is not favoured due to the lack of pedestrian facilities. Adequate access from the C23 is achievable if the access is placed at the north end of the site. The C23 would require widening over the site frontage.

Subsequent highway authority comment: Would require road widening and footway link to existing to serve site but access can be achieved. Surrounding network is narrow and would limit both sides to shared surface cul-de-sacs of 25 dwellings each subject to the highway improvements and widening. Technically achievable with some off site highway works as per previously identified.

Infrastructure Capacity

No issues.

Access to Public Transport

Unsustainable frequency of bus service 678.

Pedestrian and Cycle Links

Links would need to be provided.

There is no footpath from the site towards Thorverton village centre for 100m.

Stage B – Social or Other Considerations

Access to services/facilities

The site is close to a number of services, including a primary school, a shop, public house and a church.

Constraints to Delivery

The current access into the site is poor and would need to be improved and would result in the potential loss of hedgerow.

Open Space and Recreation

Would involve the loss of the allotments. The promoter has stated that they have interests in other land around the village periphery which would be suitable for relocating the allotments.

Loss of Employment Land

No loss.

Education Infrastructure

Primary is forecast to be at capacity and very limited capacity to expand. Implications on secondary transport.

Compatibility

The site is adjacent to a modern estate to the north of Thorverton, and, if of a medium density would be a compatible use for the site.

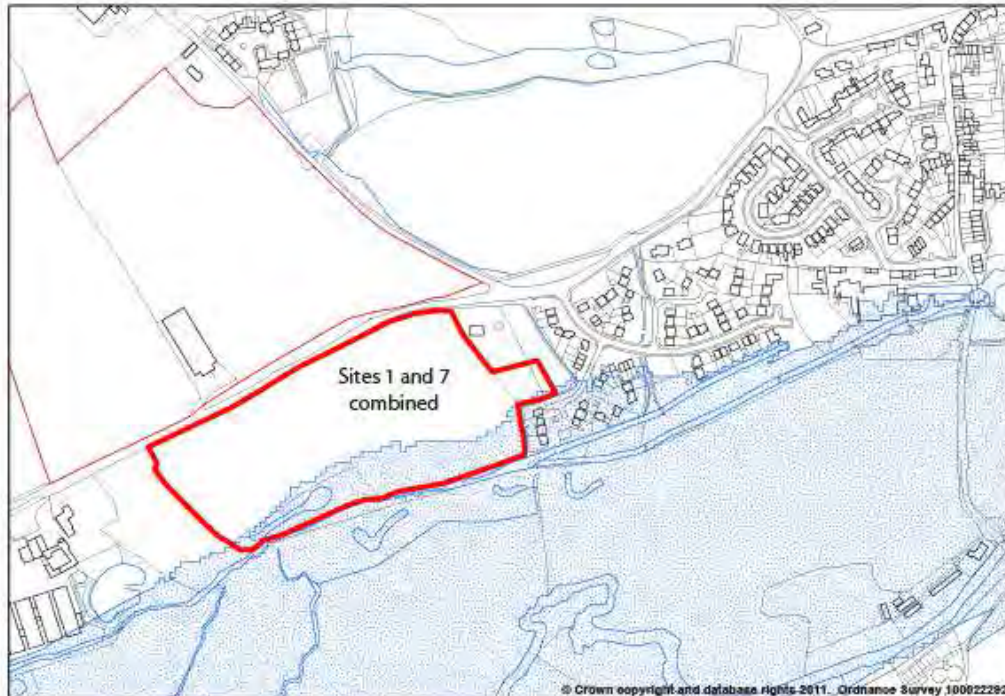
Site Availability

Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	2015/16
Is it currently being marketed:	No
Landowners estimated development time:	1 year

Settlement: Uffculme

Site Reference & Name: Sites 1 & 7 (combined), Harvesters & Land West of Uffculme

Allocation Reference: N/a



Parish: Halberton / Uffculme

Site Area: 5.2ha

Max yield: 121 (having excluded land within flood zones 2 & 3)

Min yield: 73 (having excluded land within flood zones 2 & 3)

Note: *This was formerly two sites assessed by the panel in 2013. Site 1, 'Harvesters', the most easterly of the two sites was considered unachievable on highway grounds. The site has been resubmitted, with the landowner now cooperating with the landowner to the west who will provide access to the site.*

Site description

The site is located on the western edge of the settlement of Uffculme. The site is comprised of an agricultural field and part of a garden at the rear of the property of 'Harvesters'. The site is adjacent to the main road which runs through the village. The field is bounded by hedging and mature trees. The field is relatively flat (being in close proximity to the flood plain of the River Culm to the south. There is a copse of protected trees immediately adjacent to the east boundary of the site.

Site Suitability

Stage A

Strategic Policy

Outside, though adjacent to existing settlement limit.

Biodiversity and Heritage

The nationally important historic park and garden of Bridwell Park lies to the north of the site on the other side of the B3440. No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 4.04ha

Flood zone 2 and 3 1.16ha (along the southern boundary of the site).

Flood Zone 2 and 3 are within the site boundary. The National Planning Policy Framework must be adhered and the sequential and exception tests used where necessary. Any planning application must be accompanied by a flood risk assessment. Some historic flooding has occurred within the southern edge of the site boundary. Any historic flooding information should be used in conjunction with development proposals and any flood risk assessment. A Main River is within the site boundary. Any alterations or works within the river must be discussed with the Environment Agency and Flood Defence Consent requested and approved where necessary. The Flood Map for Surface Water shows a high/medium risk of flooding from surface water in southern areas of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows and any potential increase in surface runoff. Sustainable Drainage Systems (SuDS) should be encouraged where possible. Please refer to Devon County Council's SuDS Guidance for more information.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This site occupies a substantial area where prehistoric activity is recorded in the wider landscape. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

MDDC Conservation - Uffculme Sites 1 and 7 whilst close to Bridwell Registered Park and Garden in my view there will be no significant adverse impact on the setting. There is little intervisibility between the site and the nearest boundary points. There is an intervening parcel of land and there is screening by hedgebanks and trees along the boundaries of this intervening land. Any impact on the setting would be less than existing modern development to the east.

Impact on Biodiversity

The site is close to an area classified as a Deciduous Woodland Priority Habitat and a Woodpasture and Parkland Priority Habitat, in the north east. To the south is coastal and floodplain grazing marsh. Protected trees are to the east.

Impact on Landscape Character

The site falls on the boundary of two landscape character areas. The majority of the site falls within the 'Lowland plains' character area, which is typified as having an open, low lying flat agricultural landscape. The southern part of the site and stretching away further south following the floodplain is the character area 'sparsely settled farmed valley floors'. This area is typified by the presence of rivers or streams and related flat or gently sloping valley bottoms within the low lying areas of the district. The field is open to wide and distant views from the south, with therefore, the potential for landscape impacts.

Minerals Resources

None.

Air Quality

None.

Access to Public Transport

Located on a bus route having an hourly or greater service.

Access to services/facilities

The site lies 1 km from the centre of Uffculme which has two education facilities, shop, pub, daily transport service, doctors, mobile library, village hall and post office.

Land Status

Greenfield	Grade 3	2.7 ha (northern element running east-west)
	Grade 4	2.5 ha (southern element, closer to floodplain)

Constraints to Delivery

There are a number of mature trees adjacent to the site.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Across the site frontages Uffculme Road is subject only to the national speed limit. Any development would require the extension of the 30 mph limit.

Access to the north section of the site is achievable from Bridwell Lane which would require widening over the site frontage.

Pedestrian and Cycle Links

The existing footway would need to be extended to any site access, with the footway at Culm Valley way being extended to the site.

Compatibility

Housing adjacent to the site is low density, mainly bungalows and detached houses and semi-detached houses. A mixture of densities would be more appropriate for this site, as it would reflect the adjacent densities.

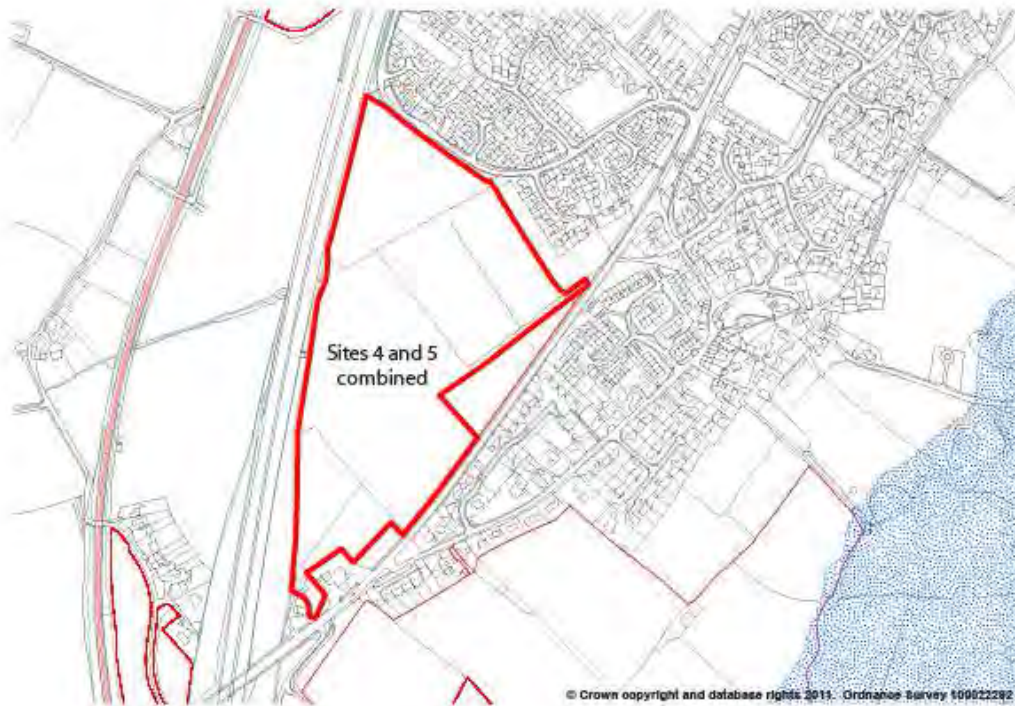
Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	5 years

Settlement: Willand

Site Reference & Name: Sites 4, & 5 (combined and larger area), Land east of M5 and rear of service station

Allocation Reference: N/a



Parish: Willand
Site Area: 14.8ha
Max yield: 414
Min yield: 248

Note: *This site is a larger and combined version of sites 4 and 5. Site 4 (i.e. the northern part of this site) was considered achievable by the panel. The landowner of site 4 has put forward additional land, filling in 'the gap' between the two sites. Site 5 (rear of the service station) was considered unachievable because of the narrow highway frontage. The promoters have gained additional frontage and asked for the site to be reconsidered. Given the sites all join, they can now be considered on a combined basis.*

Site description

The site is comprised of five fields used for arable and pasture. The site is bounded by the M5 on the west, and the B3181 to the south east. The majority of the site is flat, with the most south westerly field having a gentle slope. The fields are bounded by hedges and trees in part, with protected trees along the north eastern boundary. A public right of way also runs along this site of the site. The most south westerly corner is formed of a house and garden (and could form a potential access point).

Stage A - Site Suitability **Strategic Policy**

Outside existing settlement limit, though the north eastern boundary is adjacent.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Groundwater flooding maps show a 25-50% chance of groundwater emergence within the site boundary. A minimum of 12 months groundwater monitoring is required to assess the groundwater characteristics found at each individual site in order for an informed decision to be made on the conditions.

Stage B – Environmental Considerations

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact any known heritage assets.

Impact on Biodiversity

Evidence of otters has been found within one of the fields. The site adjoins two areas of Deciduous Woodland Priority Habitats, one in the north east and one in the south west. The site is surrounded by hedgerows which can be a haven for wildlife.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is generally flat in nature, and is well screened from views from the east by the presence of tall trees. There are some distant views from the west into the site. The existing adjacent housing to the east is well screened by the high trees, and therefore any new developments would only represent an impact when viewed from the west.

Land Status

7.0 ha grade 1 agricultural land.

6.4ha grade 3 agricultural land.

A dwelling and garden in the very south west corner.

Minerals Resources

No comments.

Air Quality

Site will have an impact on the Cullompton Air Quality Management Area and will require mitigation.

Source Protection Zone

Not applicable.

Stage B - Transport Considerations**Highway Access**

Site 5 new access while a good visibility can be shown formation of access would prejudice existing right turn lane in safety terms and would require a different solution which would need 3rd party lands. Access to the larger sites can come forward through access from Meadow park and from Silver Street point of access shown by applicant for site 5 by garage could be utilised to provide additional footway cycle access and emergency vehicle access. Site would require transport assessment which would need to consider junction 28 and the impacts of the development on capacities. Such mitigation works identified would need approval of the Highway Authority and the highways Agency and will need to be in place prior to commencement of development.

Infrastructure Capacity

No comments.

Access to Public Transport

Suitable bus services available.

Pedestrian and Cycle Links

There is a footpath along the main road which leads into the centre of the village.

Stage B – Social and Other Considerations

Access to services/facilities

Willand has an education facility, shop, pub, doctors, daily transport service, mobile library, village hall, post office and petrol filling station. All are within a relatively short walking distance of the site.

Constraints to Delivery

Proximity to the motorway means that noise attenuation is likely to be required.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town. High level of development could result in new primary infrastructure.

Compatibility and density

Compatibility with adjacent motorway and associated noise is a concern.

Site Availability

Is the site immediately available for development?

**Mostly
immediately
available**

Is the site currently being marketed?

In part

Soonest date available (if currently unavailable):

**1 years tenancy
on part**

Landowners estimated development time:

1-2 years